

**DIRECTORS' MEETING
MONDAY, JUNE 5, 2006
COUNTY-CITY BUILDING, ROOM 113**

I. MAYOR

- ** 1. NEWS ADVISORY - Mayor Seng to Announce Water Conservation Plans at News Conference.
- ** 2. NEWS RELEASE - Mayor Calls for Voluntary Water Conservation.
- ** 3. NEWS RELEASE - Mayor Announces Winners of Annual Water Conservation Art Contest.
- ** 4. NEWS RELEASE - Pre-Construction Open House Planned on Stormwater Improvements.
- ** 5. Washington Report, May 12, 2006.
- * 6. NEWS ADVISORY - Mayor Seng's News Conference, May 23, 2006, on Annual 4th of July Celebration.
- * 7. NEWS RELEASE - "Uncle Sam Jam" to Feature Live Symphony Concert on July 4.
- * 8. Washington Report, May 19, 2006.
- 9. NEWS ADVISORY - Mayor Seng's Public Schedule for Week of May 27, 2006 through June 2, 2006.
- 10. NEWS RELEASE - Mayor Calls for Moment of Silence on Memorial Day.
- 11. NEWS RELEASE - Mayor Invites Public to Free Celebration at Homes Lake.
- 12. NEWS ADVISORY - Antelope Valley Authority Bus Tour on Thursday, June 1.
- 13. NEWS RELEASE - Public Invited to Tour Antelope Valley Project Area.
- 14. MEDIA RELEASE - Community Health Endowment Announces Funding Awards.
- 15. Washington Report, May 26, 2006.

II. DIRECTORS

FINANCE DEPARTMENT

- ** 1. Monthly City Cash Report.
- * 2. May Sales Tax Including:
 - (a) Gross Sales Tax Collections (With Refunds Added Back In)
 - (b) Sales Tax Refunds
 - (c) Net Sales Tax Collections
 - (d) Actual Compared to Projected Sales Tax Collections

HEALTH DEPARTMENT

- ** 1. NEWS RELEASE - Adult Smoking Rate on the Decline.
- 2. NEWS RELEASE - Household Hazardous Waste Collections Scheduled for June 9 and 10th.

LIBRARY

- * 1. Response from Carol Connor, Library Director, to Robin Eschliman re: Letter of May 18, 2006 to Mayor Seng.

PLANNING DEPARTMENT

- ** 1. Lincolnshire Square 4th Addition Final Plat #05108. Generally located at South 70th and "A" Streets.

- ** 2. Annexation by Ordinance, No. 18691. Effective: April 11, 2006. 42.52 Acres.
- ** 3. Earley's Addition Final Plat #05122. Generally located at North 52nd and Garland Streets.
- * 4. Action by Planning Commission on Wednesday, May 24, 2006.
- 5. Annexation by Ordinance, No. 18721. Effective May 9, 2006, 92.8 Acres Map.
- 6. Planning Commission Special Presentation, "Market Driven Urban Retail Planning and Development", on June 14, 2006 at 12:00 Noon in Room 113 of the County-City Building.
- 7. Memorandum re: Comprehensive Plan Amendment No. 06003. (Designating the east/west portion of the Phase I Antelope Valley Roadway Project from four lanes to six lanes)
- 8. Memorandum re: Comprehensive Plan Amendment No. 06002 - 84th and Rokeby Road. (Future Service Limit, Urban Growth Tier and Land Use)

PLANNING COMMISSION FINAL ACTION

- ** 1. Special Permit No. 06031. (Wireless Facility - 540 North 46th Street). Resolution No. PC-00995.
- ** 2. Waiver No. 06002. (Sanitary Sewer Design Standards - 84th and Rokeby Road). Resolution No. PC-00997.
- ** 3. Special Permit No. 06030, charleston Heights Community Unit Plan. (Northwest of North 14th Street and Humphrey Avenue) Resolution No. PC-00996.
- * 4. Special Permit No. 06032. (Club Kicks - 4820 Rentworth Drive) Resolution No. PC-00998.

POLICE DEPARTMENT

- 1. 2006 Allstate America's Best Drivers Report National List.

PUBLIC WORKS

- ** 1. King Little structural engineering inspection and investigation of walls located at 1840 "E" Street
- * 2. Letter to Don Wesely regarding request for construction of a traffic signal at the intersection of 27th and Wildcat.

PUBLIC WORKS - ENGINEERING

- ** 1. PUBLIC WORKS & UTILITIES ADVISORY. Pine Lake Road widening project #700014; 40th Street - 61st Street, 56th Street; Shadow Pines - Thompson Creek
- * 2. PUBLIC WORKS & UTILITIES ADVISORY. May 25, 2006. Pine Lake Road Widening Project #700014, 40th Street - 61st Street, 56th Street; Shadow Pines - Thompson Creek with map of area.
- 3. PUBLIC WORKS & UTILITIES ADVISORY. Storm Sewer Rehabilitation Project #701679a. 6th and "J" Streets with map.

URBAN DEVELOPMENT

- 1. Letter to Lincoln Journal Star from Wynn Hjermsstad, re: Pentzer Park Celebration on May 20, 2006.

III. CITY CLERK

IV. COUNCIL REQUESTS/CORRESPONDENCE

JON CAMP

- ** 1. Email from Jodi Delozier regarding fire truck late fees. The City Council should move forward and collect the late fees.
- 2. Email from Roger Green re: City Personnel Time and Resource Management.
- 3. Email from Anand Rau re: Sioux Falls Safest Driving City.

JONATHAN COOK

- ** 1. Request to ~~Bruce Dart, Health Director~~- RE: Request for a sign at 31st & Calvert about dogs having to be on a leash and cleaning up after them (RFI#129 - 05/04/06) - SEE RESPONSES RECEIVED FROM JAMES WEVERKA.
- ** 2. Request to Harry Kroos, Public Works & Utilities Department; Sidewalks. RE: Sidewalk Ramps around Milder Manor (RFI#130 - 5/04/06)

ROBIN ESCHLIMAN

- ** 1. Community Meeting held May 12, 2006. Ideas for increasing City income.
- ** 2. Letter to Mayor Seng regarding specific budget cuts.

DAN MARVIN

- * 1. Correspondence on how Hercules, CA used eminent domain to keep out Wal-Mart.

PATTE NEWMAN

- 1. Letter from Andrew Grossman, Executive Director of Wal-Mart Watch.

V. MISCELLANEOUS

- ** 1. Letter from Aquila, re: Extension of 8 years on the Aquila franchise with the City of Lincoln.

Correspondence Supporting Proposal to Ban Concealed Weapons

- ** 1. Email from Kathleen Nelson.
- ** 2. Email from Marcee Metzger, Rape/Spouse Abuse Crisis Center.
- ** 3. Letter from Clarice Lawson. (Letter distributed to Council Members)

Other Correspondence

- ** 1. Email from Paul Haith, re: Fire truck issue. Encourage Council to request an independent audit by an outside agency.
- ** 2. Email from an anonymous constituent with ideas for consideration.
- ** 3. Email from Karen Hatcher, re: West "A" Project. Possibly a reconsideration or "tweaking" the eminent domain plan.
- ** 4. Email from Christopher B. Stokes, re: Lincoln transportation issues.
- ** 5. Email from Steve and Carol Anderson, re: Gas prices in Lincoln compared to Omaha.
- ** 6. Email from Carol Anderson, re: Gas prices listed for Lincoln versus Omaha.
- ** 7. Email from Kay Wunderlich, re: Gas prices different in West Omaha versus Lincoln.

- ** 8. Email from Jan Anderson, re: Twenty-two (22) cent price difference gasoline here in Lincoln and in West Omaha.
- ** 9. Email from David Oenbring, re: Sales tax decline - study effect of the smoking ban; thanks for Taste of China saved from eminent domain.
- **10. Email from Vicky Valenta re: Lincoln Journal Star article.

Letters Received in Appreciation of Postponement of Change of Zone #06012 at 9th and Van Dorn Streets with Suggestions for Rezoning

- ** 1. Paul Hetrick, 2611 South 10th Street.
- ** 2. Russell Hand, 2661 South 9th Street.
- ** 3. Ron Linville, 2601 South 10th Street.
- ** 4. Abraham Gamez, 2619 South 10th Street.
- ** 5. Juan Tapia, 2538 South 9th Street.
- ** 6. B. Powell, 2710 South 9th Street.
- ** 7. Angela Kimpton, 2667 South 10th Street.
- ** 8. Arnold Walker, 2650 South 9th Street.
- ** 9. Kevin Lewis, 1015 Hill Street.
- **10. Roger Carter, 1032 Hill Street.
- **11. Mr. and Mrs. N. Welter, 2640 South 10th Street.
- **12. Margaret Stroup, 2727 South 10th Street.
- **13. Troy and Connie Saltzman, 2673 South 10th Street.

V. MISCELLANEOUS (CONTINUED - RECEIVED FOR WEEK OF 05/29/06)

- * 1. LIBA Position Statement on EMS Deficits. (Statement distributed to Council Members on 05/22/06)
- * 2. Letter from Billy and Wilma Williams re: Comments on City employee's salaries, suggestions, employees residing in Lincoln and Mayor Seng.
- * 3. Letter from Randall Klein re: Proposed development at 9th and Van Dorn Streets and Treatment of Citizen Speaking before Council.
- * 4. Email from David Oenbring re: Reject any effort to restrict or ban concealed weapons within the City.
- * 5. Email from Janine M. Saltzman re: Against development at 9th, 10th and Van Dorn Streets
- * 6. Letter from Nancy First, Second Amendment Sisters, re: Do not ban citizens from carrying concealed handguns.
- * 7. Email from Jay Snyder re: Current revenue shortfall for the City budget.
- * 8. Email from Ron and Sheila Scheinost re: Opposed to development at 10th and Van Dorn Streets.

MISCELLANEOUS (CONTINUED - RECEIVED FOR WEEK OF 06/05/06)

- 1. Email from Patricia Arline Murphy re: Cheyenne County District Judge Kristin Cecava's Ruling on Richard W. Thompson. Second duplicate email received.
- 2. Email from Robin Hoffman re: City employees and overtime pay, specifically Fire Captains.
- 3. Letter received from Jim Lundak re: How does City Council get overtime?
- 4. Email from Kevin Harvey, re: Opposed to Southwest Waste Treatment Plant near Wilderness Park.
- 5. Email from Linda J. Schrock, re: Concern about proposed Southwest Wastewater Treatment Facility which would flow into Salt Creek by Wilderness Park.

6. Email from Janalee Tobias, President, Women Against Gun Control, re: Concealed carry in Lincoln.
7. Letter from Robert Overstreet, re: Put the Brakes on Keno.
8. Email from Jeanne Kern, re: Postpone acquisition of land for an additional third sewage treatment plant until after a comprehensive cost benefit analysis.

Correspondence Received in “Support of Development at 10th and Van Dorn Streets”

1. Email from Donald Everett, Jr., President, Runza National, Inc.
2. Email from Curt Denker, Pinnacle Bank.
3. Email from Hank Woods, Wells Fargo Center.
4. Email from Mary Campbell.
5. Email from Bob Milligan, M. I. Industries.
6. Email from Tom M. Ostergard, President, Crete Carrier Corporation.
7. Email from Rich Claussen, Bailey Lauerman.
8. Email from Steven R. Knapp, Wells Fargo Bank.
9. Email from Sam Seever.
10. Email from Pam Baker.
11. Email from Jose J. Soto.
12. Email from Doug Ganz, Pinnacle Bank.
13. Email from Lee B. Chapin.
14. Email from Scott G. Spethman, Marketing Support Services.
15. Email from Dave Zeinio.
16. Email from Nancy L. Loftis.
17. Email from Jane Renner Hood, Nebraska Humanities Council.
18. Email from Ron Harris, Former President, Harris Laboratories.
19. Email from Doug and Mary Carper.
20. Email from Don Brester.
21. Email from Carl J. Sjulín, President, West Gate Bank.
22. Email from Bill Cintani, CEO, Mapes Industries.
23. Letter from Mike Dunlap, CEO, Nelnet.
24. Email from Rohn Loyd.
25. Email from Ron Jester, Labenz & Associates, LLC.
26. Email from Marc LeBaron.
27. Email from Kent Thompson, President, Thompson Realty Group, Inc.
28. Email from Mike and Melanie Friend.
29. Email from D. Arnie Johansen, Vice President, Cople Insurance Agency, Inc.
30. Email from Drew D. Stange, Vice President, Wells Fargo Center.
31. Email from Todd Kelley.
32. Email from Lea Barker, Hartland Homes.
33. Email from Tony Ojeda.
34. Email from Jeffrey C. Greenwald, President, INSPRO Insurance.
35. Email from James E. McClurg, Vice President, MDA Pharma Services.
36. Email from Charlie Calhoun, President, Jacob North.
37. Email from William Schmeackle, Chief Investment Officer, and Thomas E. Henning, President, Assurity Security Group.
38. Email from George Peterson.
39. Email from Stephen Rohman, Former President, Uniservice, Inc.
40. Email from Lance Paulsen, E&A Consulting Group.
41. Email from Orrin A. Wilson.

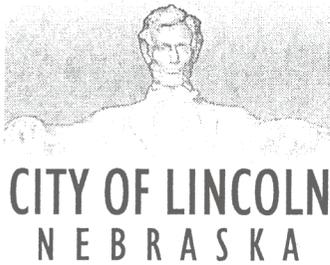
42. Email from Doug W. Schueths.
43. Email from Todd W. Peterson, Vice-President, Smith Hayes Financial Services.
44. Email from Thomas Lorenz, Pershing Center.
45. Email from James R. Blue.
46. Email from Bob Grundman.
47. Email from Mark Pankoke and Jack Zohner of John Henry's Plumbing.
48. Email from Jon B. Weinberg, Vice-President, Ameritas.
49. Email from Duane W. Acklie.
50. Email from Mark Whitehead.
51. Email from Dean Hoag, Jr., President, Union Title Company.
52. Email from Richard W. Meginnis, Vice-President, NAIFMA Realty.
53. Email from John L. Hoppe, Jr., Chairman, Hoppe, Inc.
54. Email from James Frohman, Mesa Corporation.
55. Email from Lynn Fisher, Owner/Manager, Great Place Properties.
56. Email from Tom Wanser, Director of Sales & Leasing, Hampton Development Services.
57. Email from Phil Snapp, Associate Broker, CB Richard Ellis/MEGA.
58. Email from Chris Hove, Vice-President, West Gate Bank.
59. Email from John Decker, CFO, Douglas Theatre Co.
60. Email from Rex Bevins, Rex Bevins and Associates.
61. Email from Fred Briggs.
62. Email from Pastor David Lux, Saint Paul United Methodist Church.
63. Email from Joe Hampton.
64. Email from Mary-Jo Bousek.
65. Email from Andrew C. Hove, Jr.
66. Email from Tina Harrill.
67. Email from Pat Genzmer.
68. Email from Otis Young, First-Plymouth Congregational Church.
69. Email from Chris Sommerich.
70. Email from Wade Walkenhorst.
71. Email from Mark Hansen.
72. Email from R. David Wilcox, Vice-President, Union Bank and Trust Company.
73. Email from Mark Hansen, Vice-Present, West Gate Bank.
74. Email from Michael L. Fosdick, President, Security Federal.
75. Email from H. Arnold Wassenberg.
76. Email, with two photos, from Doug Rotthaus.
77. Email from Wallace A. Richardson.
78. Email from Steve Guittar, Associate Broker, Thompson Realty Group.
79. Email from Coby Mach, Director, Lincoln Independent Business Association.
80. Email from Bruce A. Cutshall, Cutshall and Associates.
81. Email from Richard Evnen.
82. Email from Larry Jones.
83. Email from Tim Gergen, Olsson Associates.
84. Email from Beth Morgan, Vice-President, U. S. Bank.
85. Email from Doug Harris, Time Warner Cable.
86. Email from William W. Lester, President, Ameritas Investment Advisors Inc.
87. Email from Mike Minnick, President, DuTeau Chevrolet Subaru.
88. Email from Greg Key, Manager, The Weitz Company.
89. Email from Dean Hestermann, Labenz & Associates.

90. Email from Jane Rolf.

VI. ADJOURNMENT

***HELD OVER FROM MAY 29, 2006**
****HELD OVER FROM MAY 22, 2006**

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NEWS ADVISORY

MAYOR COLEEN J. SENG

lincoln.ne.gov

Date: May 26, 2006

Contact: Diane Gonzolas, Citizen Information Center, 441-7831

Mayor Seng's Public Schedule Week of May 27 through June 2, 2006

Schedule subject to change

Monday, May 29 - Memorial Day - City offices closed

- Wyuka Cemetery Memorial Day observance, remarks - 9 a.m., 3600 "O" Street
- Veterans Memorial Garden Memorial Day service, - 8 p.m., Veterans Memorial Garden, Antelope Park (east of Auld Rec Center)

Tuesday, May 30

- Southeast Kiwanis monthly luncheon meeting, keynote speaker - noon, The Knolls, 2201 Old Cheney Road

Wednesday, May 31

- Mediation Center ribbon-cutting - 4:30 p.m., 610 "J" Street, Suite 100
- Lincoln Police Department recruit graduation, remarks - 7 p.m., Cornhusker Hotel, 333 South 13th Street

Thursday, June 1

- Antelope Valley Project bus tour for media - 10 a.m., begin in Mayor's Conference Room, 555 South 10th Street
- Lincoln Fire and Rescue firefighter badge-pinning ceremony - 6 p.m., Firefighters Reception Hall, 241 Victory Lane



NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR

555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

FOR IMMEDIATE RELEASE: May 26, 2006

FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831

MAYOR CALLS FOR MOMENT OF SILENCE ON MEMORIAL DAY

Mayor Coleen J. Seng today called on the citizens of Lincoln to honor veterans and the armed forces with a moment of silence at 3 p.m. on Memorial Day, Monday, May 29. The moment of silence is being observed nationally and is supported by many local and state government, military and veterans organizations.

“On Memorial Day, we honor and remember those who gave their lives serving our country, and we show support for those men and women now serving in the military defending our nation,” said Mayor Seng. “Monday afternoon, all of us have an opportunity to show our patriotism by observing a moment of silence. By taking part in this symbolic event, we show that we stand with our brothers and sisters across the nation in remembering our veterans, our soldiers now on active duty around the world, and their families. It’s a silent salute to the guiding principles of this nation -- freedom and justice for all.”

On Memorial Day, Mayor Seng will speak at a ceremony beginning at 9 a.m. at Wyuka, 3600 “O” Street. The Mayor also will participate in an candlelight remembrance service at 8 p.m. at the Veterans Memorial Garden in Antelope Park.



NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR

555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

FOR IMMEDIATE RELEASE: May 26, 2006

FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831

Lynn Johnson, Parks and Recreation, 441-8265

MAYOR INVITES PUBLIC TO FREE CELEBRATION AT HOLMES LAKE

Mayor Coleen J. Seng today invited families to kick-off summer Saturday June 10 with a new fun and free event at Holmes Lake Park called Waterfest. From 5 to 8 p.m participants can fish, canoe and fly kites. Waterfest also will feature:

- a raptor release;
- a live KFRX radio broadcast;
- a hot air balloon launch (weather permitting);
- hands-on games and activities with prizes;
- educational exhibits; and
- food and entertainment.

“Waterfest is being held to celebrate the completion of Holmes Lake and the surrounding park,” said Mayor Seng. “This will a great opportunity for families to have fun while also learning about the lake and what we can do to keep our streams and lakes clean and healthy.”

City Parks and Recreation Director Lynn Johnson said Holmes Lake is a good example of how pollution impacts our water resources. The 110-acre Holmes Lake reservoir was built in 1962 by the U.S. Army Corps of Engineers for flood control and recreation. The Lincoln Parks and Recreation Department manages the lake and the surrounding park. More than 40 years of development and upstream agricultural use deposited excessive amounts of sediment in the lake that reduced the lake’s depth, water quality and fishing conditions.

The City partnered with the Nebraska Department of Environmental Quality, the Nebraska Game and Parks Commission, the Nebraska Environmental Trust Fund and others to complete a two-year \$5.6 million renovation. Nearly 321,000 cubic yards of sediment were removed from the lake bottom. About 2.4 miles of shoreline were stabilized with rock and native plants, and 10 acres of wetlands were created. Six new rock jetties were installed to provide fishing access and protect shorelines.

- more -

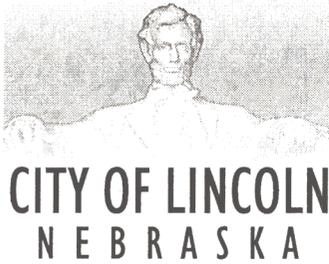
Waterfest
May 26, 2006
Page Two

The project extended the recreational life span of the lake by more than 100 years. A Watershed Advisory Committee, formed in 2001, is working to reduce the threat of future pollution at Holmes Lake through public education, wetland enhancement and drainage improvement efforts.

Holmes Lake re-opened last fall with a 2.3-mile hiker/biker trail loop, two new pedestrian bridges and ten new benches. The Nebraska Game and Parks Commission restocked the lake with sport fish species that include largemouth bass, blue gill and channel catfish. A handicapped-accessible wooden pier was installed for fishing. The Holmes Lake Sailing Club assisted with the installation of new boat launch facilities along South Shoreline Drive. The renovation also included lighting improvements throughout the park and the expansion of parking lots at the Holmes Golf Course and Rickman's Dog Run.

Waterfest is being presented by the City of Lincoln, The Groundwater Foundation, the Lower Platte South Natural Resources District, the Nebraska Department of Environmental Quality and the Nebraska Game and Parks Commission. Sponsors include Grohs, Keller & Associates, a financial advisory practice of Ameriprise Financial Services, Inc.; Olsson Associates; Pepsi, Russ's Markets and KFRX Radio.

More information about Waterfest is available on the City Web site, lincoln.ne.gov (keyword: waterfest).



NEWS ADVISORY

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR

555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

DATE: May 31, 2006

FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831

Mayor Coleen J. Seng and the Joint Antelope Valley Authority invite members of the media, including editors, to a guided bus tour highlighting the Antelope Valley Project's latest developments. The tour will begin with a presentation at **10 a.m., Thursday, June 1 in the Mayor's Conference Room, second floor of the County City Building, 555 South 10th Street.** The tour is expected to end by noon.

The Antelope Valley Project partners - the City of Lincoln, the University of Nebraska-Lincoln and the Lower Platte South Natural Resources District - are anxious for the public to see how far the construction has progressed. The media tour is part of a series of bus tours planned over the next month for all segments of the community. Tours for the general public will be offered on June 10 and 15.

The tours will show the public how flood control improvements, traffic improvements and neighborhood revitalization come together to open land for economic development.

To make sure we have enough space on the bus, please contact Diane Gonzolas to make a reservation at 441-7831 or dgonzolas@lincoln.ne.gov. For more information on the Antelope Valley Project, see the City Web site at lincoln.ne.gov (keyword: antelope).



NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR

555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

FOR IMMEDIATE RELEASE: June 1, 2006

FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831
Wayne Teten, Antelope Valley Project Manger, 441-4939

PUBLIC INVITED TO TOUR ANTELOPE VALLEY PROJECT AREA

Mayor Coleen J. Seng today announced that the Antelope Valley Project partners will again offer free tours of the project area in June. Seng said the bus and bike tours will give residents a first-hand look at the progress of the flood control, traffic improvement and community revitalization project.

“A great deal of progress has been made since the public tours were offered last summer,” said Mayor Seng. “This a great opportunity for residents to see the improvements up close, ask questions and find out how this project is strengthening the community and opening new investment and economic development opportunities. The tours were very popular last summer, and I encourage everyone to sign up for a tour and come on down!”

On Saturday, June 10, the bike tour begins at 8 a.m., and the bus tours begin at 9 and 11 a.m. On Thursday, June 15, the bike and bus tours begin at 6:30 p.m. The 90-minute tours begin with a brief presentation at Lincoln High School, 2229 “J” Street. To sign up for a tour, residents can call 458-5901 or visit the City Web site, lincoln.ne.gov (keyword: antelope).

The tour will show the portion of the flood channel already completed and the path of the future channel. Participants will see the Big “X” overpass that spans the railroad tracks near Devaney. By the end of the year, the north, south and west legs of the elevated roadway will be open to traffic. The bus tour also will include the new Military Road and “Y” Street bridges, the Vine Street bridge and roadway, the Liberty Village housing development and Fleming Fields recreational sports park.

Antelope Valley is a joint project of the City of Lincoln, the University of Nebraska - Lincoln and the Lower Platte South Natural Resources District. An economic analysis projects that for every dollar spent on the project, the private sector will respond with at least three dollars of private investment and redevelopment in the area.

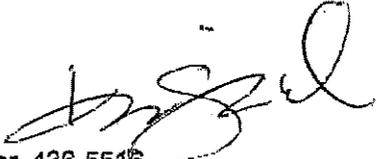
For more information or to comment on the Antelope Valley Project, visit the City Web site, call the Antelope Valley Hotline at 458-5999 or send an e-mail to antelopevalley@oaconulting.com.

Community Health Endowment of Lincoln



Media Release

To: Media

CC: Mayor's Office, Lincoln City Council 

From: Lori Vrtiska Seibel, Executive Director, 436-5516

Date: 06-01-06

Re: Funding Awards

Community Health Endowment Announces Funding Awards

Following an extensive review of 44 applications, the Board of Trustees of the Community Health Endowment (CHE) is pleased to announce the funding of 12 projects, representing \$447,698 in funding.

Support for the renovation of the new Fresh Start Home facility at 6433 Havelock Avenue.

(Fresh Start Home: Matching funds of up to \$100,000 over one year)

A three-year community match program to facilitate placement of Automatic External Defibrillators (AEDs) in school facilities.

(AED Consortium of Lancaster County: \$30,000 over three years)

Support for the expansion of the Rape Spouse Abuse Crisis Center at 2545 N Street.

(Rape Spouse Abuse Crisis Center: \$35,000 over one year)

Purchase of a swimming pool ramp.

(YWCA of Lincoln: \$6,000 over one year)

Support for a radio-based community health network with a focus on childhood obesity and Type II diabetes.

(KZUM/Sunrise Communications: \$10,000 over one year)

Health literacy education for Middle Eastern women.

(Lincoln Literacy Council and Good Neighbor Community Center: \$17,973 over one year)

Architectural and engineering costs to assess renovation potential of the Indian Center, Inc..

(Indian Center, Inc: Matching grant of \$5,611 over one year)

Support to develop the Lancaster County component of the Nebraska Health Care Accessibility Standard.

(Nebraska Appleseed Center for the Law: \$3,924 over one year)

Support for "Weigh Cool," a citywide initiative for combating childhood obesity and Type II diabetes.

(YMCA of Lincoln: \$86,250 over three years)

Lactation assistance to low-income mothers and infants at the People's Health Center and other locations.

(MilkWorks, Inc: \$30,000 over three years)

Continuation and expansion of the fresh fruit and milk component of the Backpack Program at low-income schools.

(Food Bank of Lincoln: \$44,425 over three years)

A comprehensive, collaborative planning initiative to address methamphetamine use, production, and treatment in Lincoln/Lancaster County.

(Substance Abuse Action Coalition, Lincoln Action Program, and multiple community partners: \$78,515 over one year)

Janet Coleman, President of the CHE Board of Trustees, recognized the funded projects, "CHE is constantly challenged to fund a limited number of proposals from a much larger pool of excellent applications. As ever, we believe that these funded projects will serve as a catalyst for a healthier community."

For additional information, contact Lori Vrtiska Seibel, Executive Director, 402.436.5516.



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Washington Report

Archived at:
[www.capitaledge.com/
archive.html](http://www.capitaledge.com/archive.html)

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CONGRESS ADJOURNS FOR WEEK-LONG RECESS

BUDGET

Congress unable to finalize emergency supplemental funds prior to Memorial Day break. House and Senate negotiators were unsuccessful in bridging the \$17 billion gap between measures to provide emergency funds in FY 2006 for overseas military operations and hurricane relief. As a result, final action on the measure is delayed until after the week-long Memorial Day congressional recess that begins today.

While the House passed a \$91.9 billion measure that closely resembled the President's request for the emergency funds, the Senate added a number of provisions to the bill that increased the pricetag to \$108.9 billion. The President has said that he would veto any bill that exceeds \$94.5 billion -- \$92.2 billion for the war and hurricane relief and \$2.3 billion for pandemic flu preparations. The President did not allow for the additional \$1.9 billion that he recently requested to deploy National Guard troops at the Mexican border.

At issue are several controversial Senate additions, such as \$700 million to relocate railroad tracks in Mississippi that have already been repaired with \$250 million in hurricane relief funds and \$140 million to defense contractor Northrop Grumman to repair some of its Mississippi shipbuilding facilities damaged in the hurricane.

Also being negotiated are additional Community Development Block Grant (CDBG) funds for hurricane relief. The President requested \$4.2 billion in CDBG funds to be used in Louisiana. The House recommended \$4.2 billion but did not direct it to a specific state, and the Senate proposed \$5.2 billion to be divided among Louisiana, Mississippi, Florida, Alabama, and Texas, with no state receiving less than 3.5 percent

of the funds. It has been reported that Mississippi Senators are considering a proposal to use CDBG funds for the two projects mentioned above, further watering-down that pot of money.

Meanwhile, the House continued with its consideration of FY 2007 spending bills this week, completing action on the Energy and Water Development and Agriculture Department bills on the floor. House leaders had hoped to complete the Homeland Security Department appropriations bill on the floor as well, but an unexpected number of floor amendments have delayed its passage until after next week's congressional break.

HUD BUDGET

House subcommittee considers FY 2007 HUD budget. The House Appropriations Committee subcommittee with jurisdiction over the Department of Housing and Urban Development (HUD) approved its FY 2007 spending bill late Thursday. Overall, HUD programs would be funded at \$35.3 billion, which is \$10.2 billion below FY 2006 and \$1.2 billion above the President's request for the agency.

Since the subcommittee convened late Thursday evening, significant details are not yet available, but reports on some funding levels are as follows:

- \$4.2 billion for Community Development Fund, which includes the Community Development Block Grant program and is approximately the same as FY 2006;
- \$1.9 billion for the HOME Program, \$159 million above FY 2006 levels;
- \$735 million for the Section 202 elderly housing program, \$7 million less than FY 2006;

- \$237 million for the Section 811 disabled housing program, \$2 million less than FY 2006;
- \$21.3 billion for Section 8 rental assistance, \$900 million more than FY 2006, and
- \$0 for the HOPE VI program, \$99 million less than FY 2006 (see related story below).

The House Appropriations Committee is expected to consider the FY 2007 HUD spending bill the week of June 5.

DOT BUDGET

House subcommittee approves its FY 2007 DOT spending bill. Late Thursday night the House Appropriations Committee subcommittee with jurisdiction over the Department of Transportation (DOT) approved its version of the FY 2007 DOT budget.

Some highlights of the bill include:

- \$39.1 billion for federal-aid highway programs, a \$3 billion increase over FY 2006 levels that matches the amounts authorized in the 2005 SAFETEA-LU law;
- \$7.263 billion for formula and capital investment grants at the Federal Transit Administration, the same amount as the budget request.
- \$1.566 billion for New Start Rail projects, a \$125 million increase from FY 2006;
- \$15.2 billion for the FAA, \$1.4 billion more than FY 2006;
- \$900 million for Amtrak, the same level as FY 2006;

The bill also would not provide any funds for the Federal Transit Administration (FTA) Small Starts program, which was created in SAFETEA-LU to provide an expedited approval procedure for rail projects that require less than \$75 million in federal assistance. While SAFETEA-LU authorized \$200 million for the program, the Bush Administration only recommended \$100 million. Reports are that the subcommittee chose not to fund

the program because FTA's schedule for writing the regulations implementing the small starts program was going to make it difficult to spend very much money on the program in FY 2007.

Subcommittee chairman Joe Knollenberg (R-MI) said that the full Appropriations Committee will mark up the bill after the recess on Tuesday, June 6.

HOMELAND SECURITY

House approves increased funding for first responders. During consideration of the FY 2007 Homeland Security Appropriations Bill (HR 5441), the House approved several amendments to increase funding for first responders over levels approved by the House Appropriations Committee last week. They include adding:

- \$88 million to the Urban Area Security Initiative (UASI), bringing its FY 2007 recommendation to \$838 million, representing an increase of \$73 million over FY 2006 levels;
- \$11 million to the Firefighter Assistance Grants and SAFER firefighter hiring programs, bringing them up to their FY 2006 levels, and
- \$50 million to rail and transit security programs, bringing the total to \$200 million, which is \$50 million more than FY 2006 levels.

Bill sponsors had hoped to approve the DHS spending bill on the House floor this week, but an unusually large number of amendments prevented it from coming to a final vote before Members adjourned for a week-long congressional recess.

TELECOMMUNICATIONS

House Judiciary approves network neutrality bill. By a vote of 20-13, the House Judiciary Committee approved network neutrality legislation (HR 5417) sponsored by Committee Chairman James Sensenbrenner (R-WI) and Committee Ranking Democrat John Conyers (D-MI), both of whom remain angry that legislation (HR 5252) to create a national franchise for video services was not referred to their Committee. Their legislation and their Committee's action are intended as a direct challenge to HR 5252, which is sponsored by Judiciary Committee Chairman Joe Barton (R-TX). Sensenbrenner now plans to press the Rules Committee to allow consideration of his network neutrality language when HR 5252 reaches the House floor.

The network neutrality issues have to do with the extent to which Internet service providers should be able to regulate access to their networks. Under HR 5252, providers would have to allow customers to access all legal content but they would be allowed to give some content preferred access to their networks, freeing them to change major providers or preferred prices. HR 5417 would prohibit such discrimination.

The Committee's consideration comes as the network neutrality issue continues to heat up and draw legions of lobbyists to Capitol Hill. The regional bell operating companies are leading the charge in favor of the Barton approach, arguing that they are spending billions of dollars on their networks and should be able to charge for preferential access to them or to give preferential access to their own content. They are being countered by a coalition of content providers, including Microsoft, Google, Yahoo!, and Amazon, consumer organizations, musicians and grass roots Internet users, who argue that the absence of full network neutrality threatens consumer choice and the free flow of information over the Internet.

The network neutrality issue also moved to center stage in the Senate, where Senators Olympia Snowe (R-ME) and Byron Dorgan (D-ND) introduced strong network neutrality legislation (S 2917)

that would bar providers from content discrimination. The Snowe-Dorgan bill has attracted 7 cosponsors, including Senator Daniel Inouye (D-HI), the Ranking Democrat on the Senate Commerce Committee.

Although the network neutrality issue does not directly affect local governments, the controversy surrounding it makes it increasingly less likely that Congress will pass national franchise legislation that threatens local government finances and local government authority over public rights-of-way.

IMMIGRATION

Senate approves immigration measure, but a contentious conference committee with the House is next. The Senate this week approved comprehensive immigration reform (S 2611) after turning back a number of floor amendments that would have upset a carefully negotiated compromise and likely scuttled the bill.

Much of the debate revolved around a “guest worker” program proposed by Senators Mel Martinez (R-FL) and Chuck Hagel (R-NE). While Democrats supported the plan, a number of conservative Republicans opposed it and made efforts on the floor to make significant changes that were ultimately unsuccessful. The President has also expressed his support for a guest worker plan similar to that of the Martinez-Hagel plan.

Any relief over the passage of the bill in the Senate is expected to be short-lived, however, as the House and Senate must now gather in a conference committee to iron the significant differences in their two bills. The House bill is considered to be much more punitive than the Senate measure and does not contain a guest worker program of any kind. House Republicans at this time do not appear to be prepared to back off their position, and as a result, achieving agreement in conference will be difficult.

While the guest worker provisions receive the headlines in this legislation, the conference will also have some direct ramifications for local governments with regard to local law enforcement. The

House bill would withhold federal law enforcement assistance to communities that enact policies that prevent local public safety agencies from sharing immigration information with the federal government that was determined through the normal course of law enforcement. The Senate bill includes a voluntary authorization for local governments to “investigate, apprehend arrest, detain, or transfer illegal aliens to federal custody.”

The extent to which states and local governments would be reimbursed for enforcing federal immigration law would also be determined in the conference.

COMMUNITY DEV.

HUD unveils proposed changes to CDBG formula. On Thursday, HUD released a comprehensive plan to alter the formula by which the Community Development Block Grant (CDBG) funds are distributed.

For the last several years, the Bush Administration has been promoting the idea that CDBG funds should be more targeted to the communities most in need. However, Congress has rejected those notions each year, and opponents fear that such changes are simply designed to make it easier to enact significant cuts to the program, or end it entirely.

This latest action by HUD is their first formal legislative proposal regarding CDBG and follows a study conducted by the agency that was released in February 2005 and included four alternatives to the current CDBG formula. Briefly, the HUD proposal would use five variables to allocate CDBG funds:

- Number of households living in poverty, excluding full-time dependant college students;
- Number of overcrowded housing units;
- Number of female head of households with minor children;
- Number of homes 50 years or older occupied by a low-income family, and

- Per capita income of the community relative to the per capita income of its metropolitan area.

In addition, HUD would establish a minimum grant threshold for entitlement communities (which would be approximately \$518,000 in FY 2006) because smaller grants “dilute” the program’s effectiveness. The proposal would also eliminate the traditional “70-30” split that provides 70 percent of annual funds for entitlement communities and 30 percent to states to distribute to non-entitlement communities. In its place, HUD proposes to place states and entitlement communities in the same pot of funding.

The proposal must be approved by Congress for it to take effect, and given the compressed congressional schedule, action is not likely this year. Additional information on the proposal may be found on the HUD website at:

www.hud.gov/content/releases/2006-05-25cdbg.cfm

HOUSING

House panel approves bill to reauthorize HOPE VI program. The House Financial Services Committee approved legislation (HR 5347) this week that would reauthorize the HUD HOPE VI program, which provides grants to tear down and rebuild severely distressed public housing units.

The measure does not make any programmatic changes to the program, nor would it include specific authorization levels. However, its unanimous approval by the committee is significant in that the Bush Administration has recommended the elimination of the program in its HUD budget for the last several years. The White House questions the efficiency of the program, but also notes that it has met its initial goal of replacing 100,000 units of dilapidated public housing. At its height, HOPE VI was funded at \$778 million, but received only \$99 million in FY 2006. On Thursday, the House Appropriations subcommittee with jurisdiction over HUD did not recommend any funds for the program in FY 2007.

Meanwhile, the Financial Services Committee delayed action on legislation (HR 1999) that would significantly alter the HUD Section 8 rental assistance program. In its original form, the bill would provide public housing agencies with block grant funds to distribute as they wish, instead of the current system of vouchers based on specific units. However, Democrats on the committee, fearing that a block grant system would result in sharply reduced funding for the program, objected to the proposal and have been working with Republicans on a compromise.

Negotiators have reportedly come up with a proposal that would forego the block grant, but delayed formally addressing the bill at this week's committee markup in order to give the original sponsor of HR 1999 a chance to review the new plan. The compromise bill (HR 5443) is expected to be considered on the subcommittee level after the Memorial Day congressional recess.

TRANSPORTATION

New national initiative launched by DOT to tackle traffic congestion. On May 16, Transportation Secretary Norman Mineta unveiled a "National Strategy to Reduce Congestion on America's Transportation Network."

The six point congestion relief plan will address highway, freight and aviation congestion and Mineta noted that over the coming months DOT will focus its resources, funding, staff and technology to cut traffic jams, relieve freight bottlenecks and reduce flight delays. However, the proposal does not include any new funding.

The six point plan is outlined below.

- Relieve urban congestion through initiatives such as congestion pricing or variable toll demonstration; creation or expansion of express bus services; securing private sector agreements to establish or expand telecommuting and flex scheduling programs, and expediting completion of the most significant highway capacity projects currently underway. DOT proposes to spend roughly \$100 million on this initiative, although the funds would

come from existing programs such as Small Starts.

- Unleash private sector investment resources through the support of private sector investment in the construction, ownership, and operation of transportation infrastructure by encouraging states to enact legislation to allow public-private partnerships.
- Promote operational and technical improvements to increase the flow of information and incident response capabilities by encouraging states to use their federal-aid formula funds for operational and technical improvements.
- Establish a "Corridors of the Future" competition to accelerate the development of multistate, multiuse transportation corridors by running a competition to select three to five major growth corridors in need of long-term investment.
- Target major freight bottlenecks and expand freight policy outreach crossings.
- Accelerate major aviation capacity projects and provide a future funding framework through the design and deployment of the Next Generation Air Transportation System, a modernized aviation system with greater capacity and less congestion.

Mineta also convened the 12-person Surface Transportation Policy and Revenue Commission for its first meeting on May 24. The Commission was created by the SAFETEA-LU law and will focus on finding solutions to raise revenue for highways and transit projects and reduce the cost of congestion by focusing on system performance.

CLEAN WATER

House votes to extend protection to nonnavigable, intrastate waters. The House approved, 222-198, an amendment offered by Representative James Oberstar (D-MN), John Dingell (D-MI) and James Leach (R-IA) that would extend Clean Water Act protection to intrastate streams, wetlands, ponds and other nonnavigable waters. The vote came late last week during consideration of the FY 2007 Interior and Environment Appropriations Bill (HR 5386). The House approved the amendment generally along party lines, with 37 Republicans voting in favor of the amendment and 11 Democrats voting against it.

The amendment would prohibit the Environmental Protection Agency (EPA) and the Army Corps of Engineers from spending funds to implement a joint guidance issued in 2003 in response to the Supreme Court's 2001 decision in *Solid Waste Agency of Cook County versus Corps of Engineers*. In that decision, the Court ruled that EPA and the Corps have no jurisdiction to enforce the Clean Water Act on isolated, nonnavigable, intrastate bodies of water where the claim of jurisdiction is based only on the presence of migratory birds.

Under the 2003 guidance, regional EPA and Corps offices must elevate decisions regarding most intrastate, nonnavigable bodies of water to the main office in Washington. According to the amendment's sponsors and environmental organizations, regional offices generally dislike elevating matters to headquarters and as a result many bodies of water, streams and wetlands have been left unprotected by the Clean Water Act since 2003.

The vote was hailed by environmental groups that say the 2003 Guidance has led to the loss of 11,000 acres of wetlands. However, the Administration expressed doubts about that claim, saying that the amendment, while well intentioned, will undermine their efforts to address the loss of wetlands.

In the Senate, Senator Conrad Burns (R-MT), the Chairman of the Interior and Environment Appropriations

Subcommittee, said that he does not think he will include language similar to the amendment in his version of the bill. He says he prefers to wait for the Supreme Court to issue a ruling in two pending cases on whether the Clean Water Act allows EPA and the Corps to regulate the filling or dredging of wetlands in instances when the wetlands are separated from streams or other bodies of water by man-made barriers or connected to them by smaller tributaries such as drainage ditches (*Rapano versus United States* and *Carabell versus Corps of Engineers*).

ENVIRONMENT

Senate committee approves wastewater security measure. The Senate Environment and Public Works Committee cleared legislation (S 2781) this week that would authorize funds for states and local governments to assess and upgrade security at wastewater treatment plants.

The measure would authorize \$245 million annually through FY 2010 for vulnerability assessments, security enhancements, and technical assistance at publicly-owned wastewater treatment plants. Senator James Jeffords (I-VT) proposed an amendment to the bill that would have authorized \$645 million for states and local governments that use chlorine as a disinfectant to convert to safer alternatives, but the effort was defeated.

A 2005 report by the General Accountability Office (GAO) identified water treatment chemicals such as chlorine as a particularly inviting target for terrorists.

In a related item, a provision in the House version of the FY 2007 Department of Homeland Security (DHS) appropriations bill that would have allowed DHS to draft chemical plant security regulations was struck from the bill during floor debate this week. A point-of-order raised against the provision was successful on the basis that it represented authorizing language in an appropriations bill, which is prohibited.

Negotiations in both the House and Senate over legislation to enact security regulations at chemical plants have been stalled for over a year. Local water agencies are concerned that the legislation would require them to duplicate (at their

own cost) security assessments that are already required by the Environmental Protection Agency.

FLOOD INSURANCE

Senate panel clears reform of flood insurance and flood mapping programs.

By a vote of 20-0, the Senate Banking Committee approved legislation to reform the National Flood Insurance Program and to update the Flood Mapping Program. The bill comes in the wake of last year's hurricane season, which drove the National Flood Insurance Program (NFIP) to the brink of bankruptcy.

Under the bill, which enjoys the strong support of the insurance industry, the owners of all structures within a 100-year flood plain would have to have flood insurance, including those structures located behind levees and other manmade structures such as levees and dams. The bill would increase the fine for lenders who fail to require flood insurance on properties within the 100-year flood plain from \$350 per violation to \$2000 per violation. It would also eliminate the \$100,000 annual cap that can be levied on a lender.

In addition, to address the financial problems of the program, the bill would phase out current flood insurance subsidies for most structures in the 100-year flood plain built before the advent of the Flood Mapping Program including: non-primary residences, any repetitive loss property, any business property and any property that has incurred damages exceeding its fair market value.

The bill would also increase the annual maximum premium under NFIP from 10 percent to 15 percent. For properties that would longer be subsidized under the bill, it would allow heftier 25 percent annual premium increases until the subsidy is eliminated.

The bill would update the Flood Mapping program by requiring the use of the latest technology and data and by further requiring that it map 500-year flood plains, including those parts of the 500-year flood plain located behind man-made structures. Currently, only

the 100-year flood plain is regularly updated. In addition, the bill would create a Technical Mapping Advisory Committee that would include representatives from the Office of Management and Budget, the Army Corps of Engineers and the Department of the Interior.

The bill now heads to the Senate floor. The House Financial Services Committee has approved similar legislation (HR 4973) that is awaiting action by the full House. (See the March 17 Washington Report for a description of the House bill.)

GRANT OPPORTUNITIES

Department of Health and Human Services: The Administration for Children and Families (ACF), Office of Family Assistance (OFA) is accepting applications for the *Promoting Responsible Fatherhood* program. This program promotes Responsible Fatherhood activities through the creation of projects that model the ACF Fatherhood Initiative. These activities will work towards creating healthy and stable environments for children. There is \$32 million available to award approximately 52 grants to promote activities for responsible fatherhood. Grants are awarded for a 60-month project period with five 12-month budget periods. There is a ten percent required match for funds awarded. For the first year, grants are awarded on a competitive basis. The deadline for the application is July 3, 2006. More information can be found at: <http://www.acf.hhs.gov/grants/open/HH-S-2006-ACF-OFA-FR-0130.html>.



NEWS RELEASE

MAYOR COLEEN J. SENG



LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT

3140 N Street, Lincoln NE 68510 • Phone: 441-8000

Fax: 441-8323 or 441-6229

FOR IMMEDIATE RELEASE: May 30, 2006

FOR MORE INFORMATION: Meghan Sittler, Environmental Health Educator, 441-8084

HOUSEHOLD HAZARDOUS WASTE COLLECTIONS **SCHEDULED FOR JUNE 9 AND 10**

The Lincoln-Lancaster County Health Department will hold two Household Hazardous Waste Collections on Friday, June 9 and Saturday, June 10. The Friday, June 9 collection will be located at the Malcolm Fire & Rescue station, 12605 Northwest 112th Street from 3:00 PM to 7:00 PM. On Saturday, June 10 the collection will be held at Nebraska Wesleyan University in the parking lot at 56th and Huntington from 9:00 AM to 1:00 PM. The collections are for residents of Lincoln and Lancaster County; **business waste will not be accepted.**

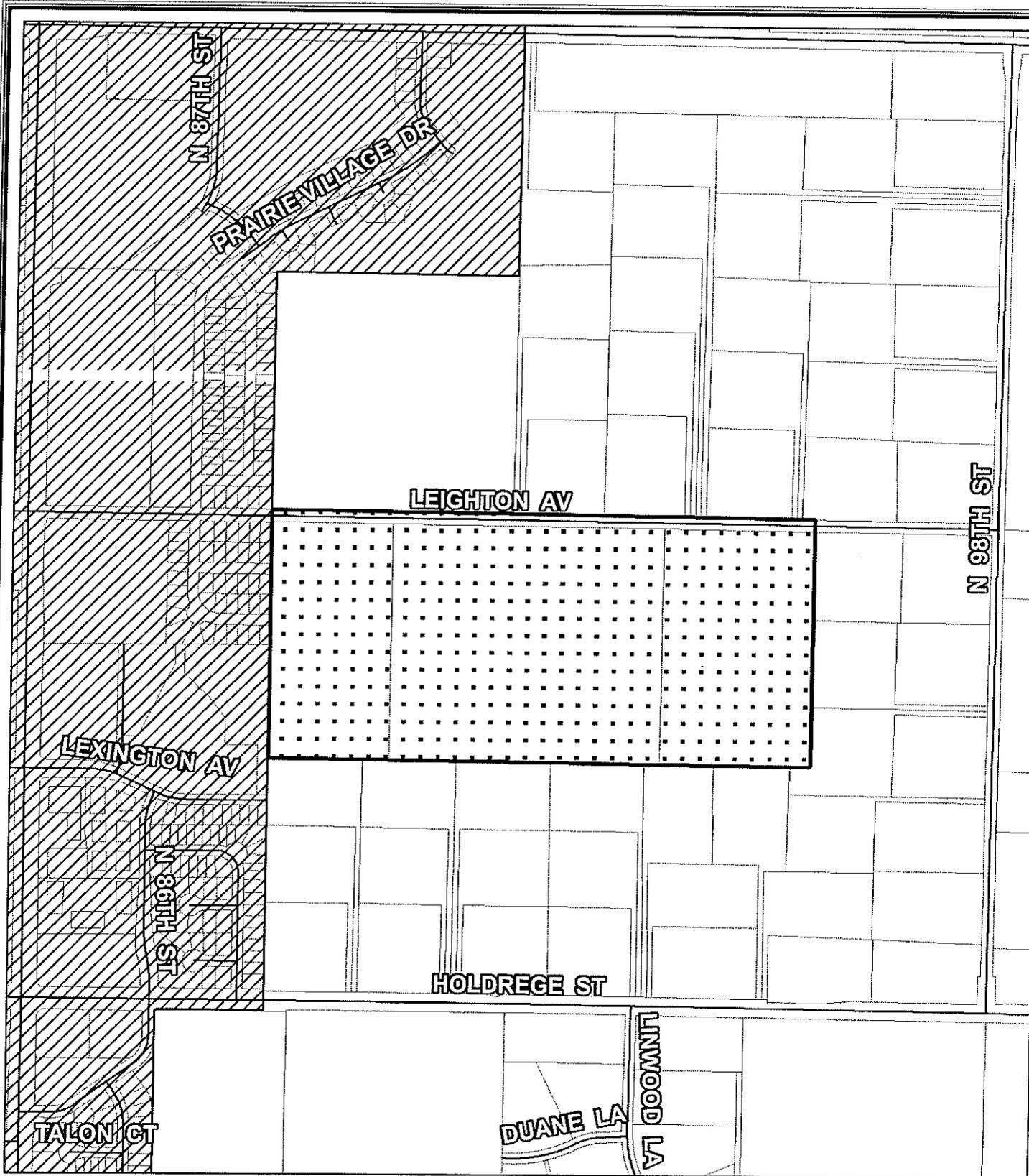
“These will be the last Household Hazardous Waste Collections until September, so people should use this as an opportunity to take an inventory of the items that have been stored in garages and basements,” said Meghan Sittler, Environmental Health Educator. “Reading the labels of those items will help you determine the proper way to use, store and dispose of products. If the label contains the words **caution, warning, danger, flammable, toxic** or **poison**, the product has hazardous properties and needs to be brought to the collection for proper disposal.”

Items accepted at the Household Hazardous Waste collection include: turpentine, paint thinners, stains, oil-based paints, pool cleaning chemicals, old pesticides, flea and tick powders, rodent poison, charcoal starter fluids, mixed or old gasoline, upholstery cleaners, grease

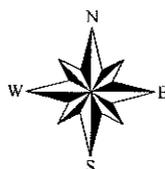
-more-

removers, brake and power steering fluids, and mercury-containing items including thermometers. Banned chemicals such as Diazinon, Dursban, DDT, and Chlordane should also be brought to the collection. Items that **cannot** be brought to the collection, but can be recycled in Lincoln include: batteries, automotive oil, antifreeze, fire extinguishers, propane cylinders, mercury thermostats, computers and electronics. Also **not** accepted at the collections are **latex paint**, medicines, fertilizers, explosives or ammunition.

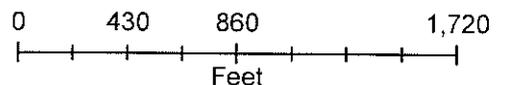
For recycling information, advice on how to dispose of items that are **not** accepted and alternatives to hazardous products, contact the Lincoln-Lancaster County Health Department at 441-8021 or <http://www.lincoln.ne.gov> keyword: "households".



Annexation by Ordinance
Ordinance No. 18721
Effective: May 9, 2006
92.8 Acres



-  Area of Annexation
-  City Limits Before Annexation
-  Ownership Parcels



MEMORANDUM

TO: County Board

FROM: Marvin Krout, Director of Planning 

SUBJECT: **Comprehensive Plan Amendment No. 06003**
(Designating the east/west portion of the Phase I Antelope Valley Roadway Project from four lanes to six lanes)

DATE: June 1, 2006

COPIES: City Council
Ann Harrell, Mayor's Office
Kerry Eagan, County Board
Stephen Henrichsen, Planning

Attached for your information is a copy of the Factsheet for Comprehensive Plan Amendment No. 06003, which is scheduled for public hearing before the City Council on June 12, 2006, at 1:30 p.m.

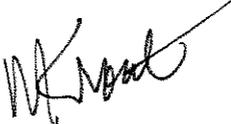
This proposed amendment is within the regulatory jurisdiction of the City Council and is being routed to you for your information.

If you have questions on this proposed amendment, please feel free to contact me (441-6366) or David Cary (441-6364).

Q:\PC\CPA\2025 Plan\CPA.06003 Routing to County Board.wpd

MEMORANDUM

TO: County Board

FROM: Marvin Krout, Director of Planning 

SUBJECT: ***Comprehensive Plan Amendment No. 06002 - 84th & Rokeby Road***
(Future Service Limit, Urban Growth Tier and Land Use)

DATE: June 1, 2006

COPIES: City Council
Ann Harrell, Mayor's Office
Kerry Eagan, County Board
Stephen Henrichsen, Planning

Attached for your information is a copy of the Factsheet for Comprehensive Plan Amendment No. 06002, which is scheduled for public hearing before the City Council on June 12, 2006, at 1:30 p.m.

This proposed amendment is within the regulatory jurisdiction of the City Council and is being routed to you for your information.

If you have questions on this proposed amendment, please feel free to contact me (441-6366) or Stephen Henrichsen (441-6374).

Q:\PC\CPA\2025 Plan\CPA.06002 Routing to County Board.wpd



Jean L Walker/Notes
06/01/2006 09:03 AM

To *Planning Commission*
cc *Mayor, City Council, County Board*
bcc
Subject *Retail Speaker: Wed., June 14, 2006, 12:00 Noon, Room 113*

Invitation to the Planning Commission

On June 14th, the Planning Commission discussion on commercial development as part of the 2030 Comprehensive Plan/ Long Range Transportation Plan will continue with a special presentation on **“Market Driven Urban Retail Planning & Development”** by Robert Gibbs from 12:00 to 1:30 p.m. in Room 113. After his presentation, there will be ample opportunity for the Planning Commission to ask questions of Mr. Gibbs about retailing trends nationwide and other commercial issues. We are also arranging for an afternoon "workshop" with Mr. Gibbs and members of the local commercial development community for an opportunity to share ideas and ask questions as well. The public is invited to the presentation at noon and it will be taped for future broadcast on CityTV Channel 5.

Below is a brief biography of Mr. Gibbs.

Nationally recognized, Robert Gibbs is considered a leading urban planning consultant by some of the most respected mayors, architects and shopping center developers in America. Profiled in the *Atlantic Monthly*, *Consumers Reports*, *the New York Times*, *Urban Land Institute*, and the *Wall Street Journal* .

Gibbs is said to have, “an urban planning sensibility unlike anything possessed by the urban planners who usually design downtown renewal efforts”. Charleston 's Mayor Reilly describes Gibbs work as, “the Bible for the future of our historic district”.

During the past twenty years Gibbs has been active in developing innovative, yet practical, methods for applying current trends in residential and commercial development to more than 300 town centers and historic cities across North America, the Pacific Rim, and the Caribbean. Gibbs has been consulted in almost every new American town center constructed during the past fifteen years and has taught an executive Urban Retail Planning session at Harvard's School of Architecture for the past ten years. Gibbs has consulted for the cities of: Atlanta, Cambridge, Charleston, Chicago, Dallas, Denver, Miami, Naples, Portland, and Seattle. Gibbs has also consulted with many new urban towns including: Kentlands, Rosemary Beach, and Seaside .

Mr. Gibbs has been a pioneer and leader in the movement to revive the community-oriented principles of traditional town planning and smart growth as an antidote to the alienating, formless sprawl of suburbia. Leading clients have included: Calthorpe Associates, Charleston, Cambridge, Chicago, Domino Farms, Duany Plater-Zyberk, Kentlands, Electronic Data Systems, General Motors, Simon Properties, the State of Oregon, and The Taubman Company.

Before establishing Gibbs Planning Group, Gibbs spent a dozen years gaining invaluable expertise in retail planning by advising strip-center and shopping mall developers on the

psychology of commerce, *"the practical science of analyzing and adjusting all elements known to affect a shopper's mood in the marketplace"*. Gibbs instilled many retail and merchandising principles for reviving retail in moribund downtowns and for successful commerce in new ones. The purpose of these prescriptions is not to turn existing or planned main streets into malls, but to give merchants on the street the same competitive advantage that those in the most profitable shopping centers enjoy.



Tom Casady
<lpd304@CJIS.CI.LINCOLN.
NE.US>

05/30/2006 11:18 AM

To CouncilPacket@lincoln.ne.gov

cc

bcc

Subject Allstate Safest Cities

The full listing of cities from Allstate is attached.

Tom Casady, Chief of Police
Lincoln Police Department
575 S. 10th Street
Lincoln, NE 68508
402.441.7237
<mailto:tcasady@lincoln.ne.gov>

-----Original Message-----

From: campjon@aol.com [mailto:campjon@aol.com]
Sent: Friday, May 26, 2006 1:21 PM
To: tgrammer@lincoln.ne.gov
Cc: tcasady@lincoln.ne.gov
Subject: Fwd: Study says Sioux Falls is safest driving city

Tammy:

Please put this on the Director's agenda.

Jon

Jon Camp
Lincoln City Council
City Council Office: 441-8793

-----Original Message-----

From: Anand V. Rau <rauav@alltel.net>
To: campjon@aol.com
Cc: 'Michael Kastens' <mikek02@NEFB.COM>; 'Anand V. Rau' <rauav@alltel.net>
Sent: Wed, 24 May 2006 10:07:38 -0500
Subject: Study says Sioux Falls is safest driving city

Study says Sioux Falls is safest driving city

Midwest scores well; Newark, N.J., and Washington, D.C. seen as worst
The Associated Press

Updated: 5:50 a.m. ET May 24, 2006

SIOUX FALLS, S.D. - Motorists in Sioux Falls — where the streets are laid out sensibly and the traffic enforcement is strong — are the nation's safest and Midwest cities account for half of those in the top 10, an insurance study shows.

Researchers with Allstate Insurance Co. found that each motorist in this growing city in southeast South Dakota has on average one accident every 14.3 years — 30 percent better than the national rate of one every 10 years.

Safest cities
BPD 160530

"I've always known we've had good drivers in our city, but I wasn't sure that we were Number One," said Doug Barthel, police chief in the community of about 137,000. "So it's great news to hear that."

The report analyzed two years of internal crash data to calculate the chance that drivers in 200 of the nation's most populated cities would be involved in an accident.

Factors likely to have helped push Sioux Falls to the top spot include streets that are laid out logically and strong traffic enforcement, Barthel said. Last year, Allstate's study ranked Sioux Falls second and Cedar Rapids, Iowa, first.

"If we had wide ranges from one year to the next, then we would have to question whether or not the data was really predictive," said George Ruebenson, Allstate's senior vice president for claims customer service.

Following Sioux Falls on the list were

- Fort Collins, Colo.;
- Cedar Rapids, Iowa;
- Huntsville, Ala.;
- Chattanooga, Tenn.;
- Knoxville, Tenn.;
- Des Moines, Iowa;
- Milwaukee, Wis.;
- Colorado Springs, Colo.;
- and Warren, Mich.

(AVR: I would be curious to find out where Lincoln, NE or any of the Nebraska cities/towns rank in their list?)

Most dangerous cities

Motorists in Newark, N.J., were most at risk, according to the study, averaging an accident once every five years. Washington, D.C., was second-to-last at 5.1 years.

Boston, Worcester and Springfield in Massachusetts were not included because the company does not write policies in the state.

Drivers in Milwaukee, ranked 22nd in population, are likely to experience a crash once every 12.5 years, the best among cities with between 500,000 and 1 million people. Phoenix ranks the highest for safety among cities with more than 1 million people with a collision likely once every 9.7 years.

Researchers studied about 2 million damage claims defined as any collision resulting in property damage filed between January 2003 and December 2004. That's a broad enough period to limit the influence of external factors such as weather and road construction, researchers said.

A weighted average of the two-year numbers determined the annual percentages.

Bill Hayes, enjoying a warm, sunny day Tuesday as cars cruised Phillips Avenue downtown, said Sioux Falls drivers do well compared to those in larger cities.

Hayes, who used to drive a cab in Madison but now walks or uses the bus to get around, said he's noticed a greater sense of urgency, especially among teenage drivers, as the city has grown.

"You have to get there and get there immediately," he said.

Start of construction season

Philip Caine, who delivers arrangements for The Flower Shop on busy 41st Street, said his biggest gripes are young people talking on cellular phones while driving and motorists switching two or three lanes without even looking.

Maneuvering around Sioux Falls has gotten even more difficult since construction season began, he said.

"Everywhere you go, you can't go," Caine said. "There's construction everywhere."

Ruebenson said he doesn't have any specific data on what road construction does to accident rates, but road work usually increases the congestion on other roads. And greater congestion typically leads to more accidents, he said.

Allstate planned to give away a tanker full of gas at a Sioux Falls station Wednesday morning to reward residents for their ranking.

(AVR: That is the kind of positive reinforcement I was suggesting, in addition to enforcement for Lincoln, NE)

URL: <http://www.msnbc.msn.com/id/12948178/>

Best Regards,

Anand





Allstate

You're in good hands.

The 2006 Allstate America's Best Drivers Report Complete National List

City State	2004 Population Rank	2004 Population	Average Years between Accidents	Relative Accident Likelihood Compared to National Average	Safety Rank
Sioux Falls SD	167	136,695	14.3	-30.2%	1
Fort Collins CO	183	126,967	13.2	-24.0%	2
Cedar Rapids IA	190	122,206	13.2	-24.0%	3
Huntsville AL	132	164,146	12.8	-21.6%	4
Chattanooga TN	144	154,853	12.7	-21.2%	5
Knoxville TN	123	178,118	12.6	-20.7%	6
Des Moines IA	107	194,311	12.6	-20.6%	7
Milwaukee WI	22	583,624	12.5	-20.0%	8
Colorado Springs CO	49	369,363	12.3	-19.0%	9
Warren MI	168	136,118	12.3	-18.9%	10
Madison WI	83	220,332	12.1	-17.0%	11
Springfield MO	149	150,704	12.0	-16.5%	12
Topeka KS	192	121,809	11.8	-15.5%	13
Jackson MS	119	179,298	11.8	-15.1%	14
Birmingham AL	76	233,149	11.8	-15.1%	15
Fort Wayne IN	84	219,351	11.7	-14.8%	16
Wichita KS	51	353,823	11.6	-14.2%	17
Boise ID	112	190,122	11.6	-14.1%	18
Eugene OR	161	142,681	11.6	-13.6%	19
Dayton OH	136	160,293	11.6	-13.6%	20
Sterling Heights MI	182	127,476	11.4	-12.2%	21
Lincoln NE	74	236,146	11.4	-11.9%	22
Omaha NE	43	409,416	11.2	-11.0%	23
Akron OH	88	212,179	11.1	-10.0%	24
Overland Park KS	133	162,728	11.0	-9.4%	25
Mobile AL	108	192,759	11.0	-9.3%	26
Lakewood CO	162	141,301	11.0	-8.9%	27
Kansas City MO	39	444,387	11.0	-8.8%	28
Cleveland OH	36	458,684	10.9	-8.6%	29
Flint MI	195	119,716	10.9	-8.6%	30

The 2006 Allstate America's Best Drivers Report

City State	2004 Population Rank	2004 Population	Average Years between Accidents	Relative Accident Likelihood Compared to National Average	Safety Rank
Memphis TN	17	671,929	10.9	-8.3%	31
Kansas City KS	155	145,004	10.9	-8.2%	32
Grand Rapids MI	105	195,115	10.9	-7.9%	33
Laredo TX	93	203,212	10.8	-7.7%	34
Nashville TN	28	546,719	10.8	-7.4%	35
Reno NV	100	197,963	10.7	-6.9%	36
Louisville KY	26	556,332	10.7	-6.9%	37
Spokane WA	102	196,721	10.7	-6.5%	38
Denver CO	25	556,835	10.7	-6.5%	39
Brownsville TX	134	161,225	10.7	-6.4%	40
Cape Coral FL	181	127,985	10.6	-6.1%	41
Bakersfield CA	62	283,936	10.6	-5.4%	42
Rockford IL	146	152,452	10.6	-5.2%	43
Montgomery AL	97	200,983	10.5	-5.1%	44
Gilbert AZ	140	156,917	10.5	-5.0%	45
Lexington KY	69	266,358	10.5	-4.8%	46
El Paso TX	21	592,099	10.4	-4.2%	47
Detroit MI	11	900,198	10.4	-3.5%	48
Port St. Lucie FL	197	118,396	10.3	-3.0%	49
Indianapolis IN	12	784,242	10.3	-3.0%	50
Scottsdale AZ	82	221,792	10.3	-3.0%	51
Winston-Salem NC	110	191,523	10.3	-2.9%	52
Minneapolis MN	48	373,943	10.3	-2.5%	53
St. Paul MN	67	276,963	10.2	-2.0%	54
Vancouver WA	143	155,053	10.2	-2.0%	55
Glendale AZ	75	235,591	10.2	-1.9%	56
Amarillo TX	118	180,791	10.1	-1.3%	57
Oklahoma City OK	31	528,042	10.1	-1.3%	58
Augusta-Richmond County GA	111	191,326	10.1	-1.2%	59
Fayetteville NC	184	125,241	10.1	-1.2%	60
Mesa AZ	41	437,454	10.1	-0.9%	61
Salinas CA	151	148,183	10.0	0.0%	62
Tucson AZ	32	512,023	10.0	0.2%	63
Joliet IL	176	129,519	10.0	0.2%	64
Lancaster CA	177	128,928	9.9	0.5%	65
Peoria AZ	172	132,487	9.9	0.6%	66
Salem OR	152	146,120	9.9	0.8%	67
McAllen TX	193	120,743	9.9	1.3%	68
Tallahassee FL	141	156,612	9.8	1.8%	69
Columbus GA	116	182,850	9.8	2.1%	70
Chandler AZ	81	223,991	9.8	2.3%	71
St. Petersburg FL	70	249,090	9.8	2.4%	72
Tulsa OK	45	383,764	9.8	2.6%	73
Lubbock TX	89	207,852	9.7	2.8%	74

The 2006 Allstate America's Best Drivers Report

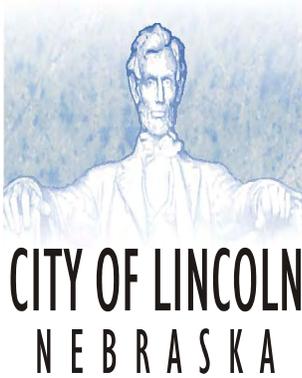
City State	2004 Population Rank	2004 Population	Average Years between Accidents	Relative Accident Likelihood Compared to National Average	Safety Rank
Phoenix AZ	6	1,418,041	9.7	3.6%	75
Cincinnati OH	58	314,154	9.6	4.1%	76
Salt Lake City UT	120	178,605	9.6	4.4%	77
Albuquerque NM	33	484,246	9.6	4.7%	78
Toledo OH	59	304,973	9.5	5.0%	79
Santa Rosa CA	145	153,636	9.5	5.1%	80
Huntington Beach CA	104	195,305	9.5	5.3%	81
Rancho Cucamonga CA	137	159,346	9.5	5.3%	82
Fresno CA	37	457,719	9.5	5.5%	83
Aurora CO	60	291,843	9.5	5.5%	84
Richmond VA	109	192,494	9.5	5.7%	85
Jacksonville FL	13	777,704	9.4	5.9%	86
Naperville IL	165	140,106	9.4	6.0%	87
Henderson NV	78	224,829	9.4	6.0%	88
Portland OR	30	533,492	9.4	6.6%	89
Palmdale CA	173	131,153	9.4	6.9%	90
Durham NC	95	201,726	9.3	7.1%	91
Bridgeport CT	166	139,910	9.3	7.2%	92
Syracuse NY	159	143,101	9.3	7.5%	93
Escondido CA	169	135,462	9.3	8.0%	94
New Haven CT	187	124,829	9.2	8.3%	95
Newport News VA	117	181,913	9.2	8.3%	96
Anchorage AK	68	272,687	9.2	8.4%	97
Columbus OH	15	730,008	9.2	8.4%	98
Little Rock AR	114	184,081	9.2	8.5%	99
Thousand Oaks CA	185	125,054	9.2	8.6%	100
Ontario CA	125	170,057	9.2	9.0%	101
Hampton VA	153	145,951	9.2	9.2%	102
Corona CA	154	145,398	9.1	9.4%	103
Greensboro NC	77	231,543	9.1	9.7%	104
Chula Vista CA	92	204,879	9.1	9.9%	105
Concord CA	189	124,328	9.1	10.2%	106
Rochester NY	87	212,481	9.0	10.6%	107
Buffalo NY	63	282,864	9.0	10.8%	108
Tempe AZ	135	160,676	9.0	10.9%	109
Fontana CA	139	158,715	9.0	10.9%	110
Riverside CA	61	288,384	9.0	11.1%	111
Hayward CA	163	140,795	9.0	11.2%	112
San Diego CA	7	1,263,756	8.9	11.9%	113
San Jose CA	10	904,522	8.9	12.0%	114
San Bernardino CA	99	198,406	8.9	12.1%	115
Simi Valley CA	196	118,893	8.9	12.2%	116
Fort Lauderdale FL	131	164,578	8.9	12.3%	117
Orange CA	170	133,819	8.9	12.5%	118

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City State	2004 Population Rank	2004 Population	Average Years between Accidents	Relative Accident Likelihood Compared to National Average	Safety Rank
Aurora IL	128	166,614	8.9	12.6%	119
Raleigh NC	55	326,653	8.9	12.7%	120
Oxnard CA	115	183,587	8.9	12.9%	121
Stamford CT	194	120,226	8.8	13.7%	122
Oceanside CA	126	167,438	8.8	13.7%	123
St. Louis MO	52	343,279	8.8	14.1%	124
Moreno Valley CA	129	166,290	8.7	14.3%	125
Pasadena TX	157	144,174	8.7	14.4%	126
Long Beach CA	34	476,564	8.7	14.8%	127
Waco TX	199	118,093	8.7	14.9%	128
Chesapeake VA	86	214,725	8.7	15.1%	129
Fort Worth TX	19	603,337	8.6	15.9%	130
Corpus Christi TX	64	281,196	8.6	15.9%	131
Savannah GA	174	129,808	8.6	16.4%	132
Honolulu HI	47	377,260	8.6	16.7%	133
Coral Springs FL	178	128,355	8.5	17.0%	134
Santa Ana CA	53	342,715	8.5	17.1%	135
Santa Clarita CA	130	164,800	8.5	17.4%	136
Hollywood FL	156	144,535	8.4	18.4%	137
Modesto CA	90	206,769	8.4	18.5%	138
New York NY	1	8,104,079	8.4	18.6%	139
Anaheim CA	54	333,776	8.4	18.9%	140
Fremont CA	94	202,373	8.4	19.0%	141
Hartford CT	186	124,848	8.4	19.3%	142
Pittsburgh PA	56	322,450	8.4	19.4%	143
Orlando FL	91	205,648	8.4	19.5%	144
Pomona CA	142	155,448	8.4	19.7%	145
Torrance CA	160	142,841	8.3	20.5%	146
Baton Rouge LA	80	224,097	8.3	20.7%	147
Vallejo CA	198	118,349	8.3	21.0%	148
Sunnyvale CA	180	128,012	8.3	21.0%	149
Shreveport LA	98	198,675	8.2	21.3%	150
Tacoma WA	103	196,094	8.2	21.6%	151
Atlanta GA	42	419,122	8.2	22.0%	152
El Monte CA	191	122,123	8.2	22.5%	153
North Las Vegas NV	138	158,748	8.2	22.6%	154
Pembroke Pines FL	150	150,104	8.1	23.1%	155
Tampa FL	57	321,772	8.1	23.5%	156
Irvine CA	121	178,317	8.1	23.7%	157
Fullerton CA	171	133,439	8.0	24.3%	158
Stockton CA	66	279,888	8.0	24.5%	159
San Antonio TX	8	1,236,249	8.0	24.6%	160
Plano TX	71	245,411	8.0	24.6%	161
Yonkers NY	101	197,126	8.0	24.9%	162

The 2006 Allstate America's Best Drivers Report

City State	2004 Population Rank	2004 Population	Average Years between Accidents	Relative Accident Likelihood Compared to National Average	Safety Rank
Houston TX	4	2,012,626	8.0	25.5%	163
Virginia Beach VA	40	440,098	7.9	26.4%	164
Seattle WA	23	571,480	7.9	26.6%	165
Pasadena CA	158	144,068	7.9	26.7%	166
Mesquite TX	175	129,710	7.9	26.8%	167
Charlotte NC	20	594,359	7.9	27.3%	168
Arlington TX	50	359,467	7.9	27.4%	169
Las Vegas NV	29	534,847	7.8	27.5%	170
Irving TX	106	194,547	7.8	28.2%	171
Sacramento CA	38	454,330	7.8	28.2%	172
Grand Prairie TX	164	140,320	7.7	30.0%	173
Garland TX	85	217,176	7.7	30.3%	174
Austin TX	16	681,804	7.6	31.3%	175
Miami FL	46	379,724	7.6	31.6%	176
Oakland CA	44	397,976	7.5	32.7%	177
Chicago IL	3	2,862,244	7.5	33.0%	178
Carrollton TX	200	117,823	7.5	33.1%	179
Garden Grove CA	127	167,347	7.3	36.5%	180
New Orleans LA	35	462,269	7.3	36.6%	181
Hialeah FL	79	224,522	7.3	36.8%	182
Dallas TX	9	1,210,393	7.3	37.2%	183
Los Angeles CA	2	3,845,541	7.0	42.9%	184
Norfolk VA	73	237,835	6.7	48.6%	185
Philadelphia PA	5	1,470,151	6.6	51.0%	186
Providence RI	122	178,126	6.6	52.7%	187
Baltimore MD	18	636,251	6.5	53.6%	188
San Francisco CA	14	744,230	6.5	53.8%	189
Paterson NJ	148	150,869	6.5	54.6%	190
Jersey City NJ	72	239,079	6.2	61.6%	191
Glendale CA CA	96	201,326	6.1	63.1%	192
Arlington VA	113	186,117	6.0	67.8%	193
Alexandria VA	179	128,206	5.7	74.9%	194
Elizabeth NJ	188	124,724	5.4	84.2%	195
Washington DC	27	553,523	5.1	97.2%	196
Newark NJ	65	280,451	5.0	100.6%	197
Boston MA	24	569,165	N/A	N/A	N/A
Worcester MA	124	175,966	N/A	N/A	N/A
Springfield MA	147	152,091	N/A	N/A	N/A



PUBLIC WORKS & UTILITIES ADVISORY

MAYOR COLEEN J. SENG

www.ci.lincoln.ne.us

May 31, 2006

STORM SEWER REHABILITATION PROJECT #701679a 6th and "J" Street

The City of Lincoln has awarded the construction of the storm sewer at 6th and "J" Street area to Pavers Inc. of Lincoln. This project started last fall with the bore under the Burlington Northern Railroad tracks at approximately 5th and "J" Street. We have split this into two phases as follows:

Phase 1: Last fall was the bore of pipe under the side track of Burlington Northern Railroad at 5th and "J". This summer will be the looping of the gas main by Aquila. They will be starting the week of June 12, 2006.

Phase 2: This will be the completion of the storm sewer pipe from approximately mid-block of 5th to 6th Street to approximately east of 4th Street crossing "J" Street.

If you have trailers or material stored in this area of the proposed storm sewer, please relocate it until the project is completed (map is located on the back of this advisory).

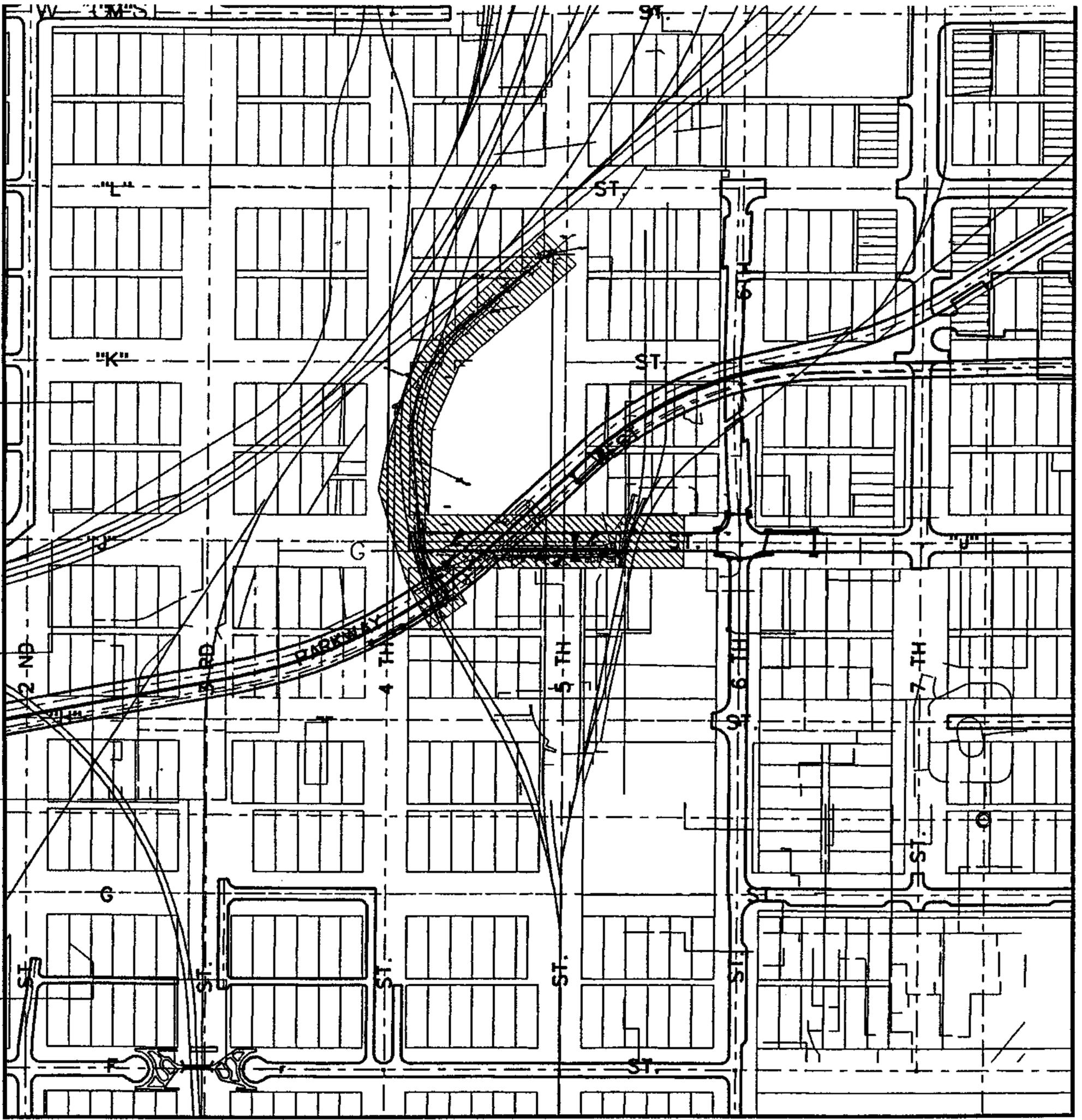
The City is aware of inconveniences during construction concerning parking and loss of services (utility/water/gas, etc.). Please be patient and we will rectify the situation as quickly as possible.

If you have you any problems or questions during the construction period, please contact Pavers Inc. at (402) 786-5900 or the City of Lincoln Project Manager.

Charlie Wilcox, Project Manager
City of Lincoln, Engineering Services
531 Westgate Boulevard, Suite 100
Phone: (402) 441-7532
Cell: (402) 440-6067
cwilcox@lincoln.ne.gov

Pavers Inc.
(402) 786-5900

N ↑





MAYOR COLEEN J. SENG

lincoln.ne.gov

Urban Development Department
Marc Wullschleger, Director
Haymarket Square
808 "P" Street
Suite 400
Lincoln, Nebraska 68508
402-441-7606
fax: 402-441-8711

May 25, 2006

Editor
Lincoln Journal Star
P.O. Box 81689
Lincoln, NE 68501

To the Editor:

I appreciate the Journal Star's coverage of the wonderful celebration that took place in Pentzer Park May 20. The Salvation Army thanked the community for its support by hosting a picnic, and there was a ribbon cutting for the improvements to Pentzer Park.

Those improvements were made possible with about \$350,000 in Tax Increment Financing (TIF). TIF is a local funding source created when property values increase in a blighted area. The City Urban Development Department has used TIF to fund many other public improvement projects along North 27th Street. Those include street lighting and landscaping; parking, sidewalks and fence around the Salvation Army; contributions to the Northbridge Community Center; the construction of the police station; and assistance with the People's Health Center, Heartland Optical, McDonald's, Walgreens, Sterling Village and CenterPointe. TIF also will help to finance a future pedestrian bridge over 27th Street at about "X" Street.

None of these projects would have been possible without the use of TIF funds. These projects get done because of a partnership among the City, neighborhood volunteers, business people, non-profit organizations and others. The ribbon cutting at Pentzer Park is just the latest in a long line of successful TIF projects in our community.

Sincerely,

Wynn Hjermsstad
Lincoln Urban Development Department



campjon@aol.com
05/25/2006 05:28 PM

To tgrammer@lincoln.ne.gov
cc
bcc
Subject Council

Tammy

Please share this with the Council and on Directors Agenda

Jon

Jon Camp
Lincoln City Council
City Council Office: 441-8793

-----Original Message-----

From: Rodger Green <rodgergreen@msn.com>
To: campjon@aol.COM
Sent: Wed, 24 May 2006 20:36:21 -0500
Subject: Time and resource management

Each time I go to Hy Vee and see the fire engine and four firefighters shopping it makes me wonder.

This is a misuse of government property. They only work a few days a month, Surely they could shop on one of their days off. Or pack a lunch. Driving the fire truck, or any city vehicle for personal errands causes wear on the vehicle and excessive fuel consumption.

We, the tax payers, pay fire department employees to exercise on duty. I wonder if they could find some city activity to perform, like mow parks or shovel sidewalks. Then the city could just give them a physical fitness test each year. Link the test to their performance appraisals. Serving fire fighters should be able to perform the same physical agility test that fire department job applicants perform.

I know we will need additional fire stations as the city grows. I think they should be combination fire and police stations whenever possible. I read that part of the cost of these stations was separate bedrooms for male and female employees. If the city employed 'system status management' they would not need bedrooms because the fire department would use a combination of eight and twelve hour shifts. EMS should not mean Earn Money Sleeping.

Using a business model for public safety is just smart.

one more thing. Ask the EMS oversight people what the cardiac arrest save rate was for the mobile heart team, eastern ambulance and rural metro. Their statistics 'took all comers'.. All out of hospital cardiac arrests were included. (The rate was always more than 20 percent) The LFD rate has been as low as four. Their current boast of 15 percent is not accurate. The private sector also employed fewer people, used fewer ambulances, and had 2/3 the response time for ambulances. (LFD likes to use the response time for their engines when quoting response times instead of the more accurate ambulance times)

Keep it up

=



campjon@aol.com
05/26/2006 01:20 PM

To tgrammer@lincoln.ne.gov
cc tcasady@lincoln.ne.gov
bcc
Subject Fwd: Study says Sioux Falls is safest driving city

Tammy:

Please put this on the Director's agenda.

Jon

Jon Camp
Lincoln City Council
City Council Office: 441-8793

-----Original Message-----

From: Anand V. Rau <rauav@alltel.net>
To: campjon@aol.com
Cc: 'Michael Kastens' <mikek02@NEFB.COM>; 'Anand V. Rau' <rauav@alltel.net>
Sent: Wed, 24 May 2006 10:07:38 -0500
Subject: Study says Sioux Falls is safest driving city

Study says Sioux Falls is safest driving city

Midwest scores well; Newark, N.J., and Washington, D.C. seen as worst

The Associated Press

Updated: 5:50 a.m. ET May 24, 2006

SIoux FALLS, S.D. - Motorists in Sioux Falls — where the streets are laid out sensibly and the traffic enforcement is strong — are the nation's safest and Midwest cities account for half of those in the top 10, an insurance study shows.

Researchers with Allstate Insurance Co. found that each motorist in this growing city in southeast South Dakota has on average one accident every 14.3 years — 30 percent better than the national rate of one every 10 years.

"I've always known we've had good drivers in our city, but I wasn't sure that we were Number One," said Doug Barthel, police chief in the community of about 137,000. "So it's great news to hear that."

The report analyzed two years of internal crash data to calculate the chance that drivers in 200 of the nation's most populated cities would be involved in an accident.

Factors likely to have helped push Sioux Falls to the top spot include streets that are laid out logically and strong traffic enforcement, Barthel said. Last year, Allstate's study ranked Sioux Falls second and Cedar Rapids, Iowa, first.

"If we had wide ranges from one year to the next, then we would have to question whether or not the data was really predictive," said George Ruebenson, Allstate's senior vice president for

claims customer service.

Following Sioux Falls on the list were

- **Fort Collins, Colo.;**
- **Cedar Rapids, Iowa;**
- **Huntsville, Ala.;**
- **Chattanooga, Tenn.;**
- **Knoxville, Tenn.;**
- **Des Moines, Iowa;**
- **Milwaukee, Wis.;**
- **Colorado Springs, Colo.;**
- **and Warren, Mich.**

(AVR: I would be curious to find out where Lincoln, NE or any of the Nebraska cities/towns rank in their list?)

Most dangerous cities

Motorists in Newark, N.J., were most at risk, according to the study, averaging an accident once every five years. Washington, D.C., was second-to-last at 5.1 years.

Boston, Worcester and Springfield in Massachusetts were not included because the company does not write policies in the state.

Drivers in Milwaukee, ranked 22nd in population, are likely to experience a crash once every 12.5 years, the best among cities with between 500,000 and 1 million people. Phoenix ranks the highest for safety among cities with more than 1 million people with a collision likely once every 9.7 years.

Researchers studied about 2 million damage claims defined as any collision resulting in property damage filed between January 2003 and December 2004. That's a broad enough period to limit the influence of external factors such as weather and road construction, researchers said.

A weighted average of the two-year numbers determined the annual percentages.

Bill Hayes, enjoying a warm, sunny day Tuesday as cars cruised Phillips Avenue downtown, said Sioux Falls drivers do well compared to those in larger cities.

Hayes, who used to drive a cab in Madison but now walks or uses the bus to get around, said he's noticed a greater sense of urgency, especially among teenage drivers, as the city has grown.

"You have to get there and get there immediately," he said.

Start of construction season

Philip Caine, who delivers arrangements for The Flower Shop on busy 41st Street, said his biggest gripes are young people talking on cellular phones while driving and motorists switching two or three lanes without even looking.

Maneuvering around Sioux Falls has gotten even more difficult since construction season began, he said.

"Everywhere you go, you can't go," Caine said. "There's construction everywhere."

Ruebenson said he doesn't have any specific data on what road construction does to accident rates, but road work usually increases the congestion on other roads. And greater congestion typically leads to more accidents, he said.

Allstate planned to give away a tanker full of gas at a Sioux Falls station Wednesday morning to reward residents for their ranking.

(AVR:That is the kind of positive reinforcement I was suggesting, in addition to enforcement for Lincoln, NE)

URL: <http://www.msnbc.msn.com/id/12948178/>

*Best Regards,
Anand*

Anand V. Rau, Ph.D.
5510 S 77th Street,
Lincoln, NE 68516
Phone: (402)327-2047
E-Mail: rauav@alltel.net

May 22, 2006

RECEIVED
MAY 26 2006
CITY COUNCIL
OFFICE



The Honorable Patte Newman
Council Member
555 S 10th Street
Lincoln, NE 68508-2810

WAL*MARTWATCH

1730 M Street NW, Suite 601
Washington DC 20036
202 557 7440 Phone
202 557-7499 Fax
info@walmartwatch.com

Dear Elected Official:

I first contacted you a year ago to introduce Wal-Mart Watch and our ambitious campaign to make Wal-Mart a better corporate citizen. We aggressively tell a new, more truthful Wal-Mart story. We bridge the gaps between ordinary citizens and community organizations concerned about Wal-Mart's unchecked growth and negative impact on our society. We challenge Wal-Mart to embrace its moral responsibility as the nation's biggest and most important corporation.

We have made remarkable progress in getting Wal-Mart to respond to a wide array of concerns about their business practices. They have acknowledged the harm they cause by providing a poor health benefits plan that forces its employees to seek taxpayer-supported public assistance. They have taken some promising first steps on a long road toward creating a more environment-friendly business. We are hopeful the company is serious when it acknowledges that change is necessary, and we will continue to push Wal-Mart forward.

And in this first year, you and your colleagues across the nation have helped us put Wal-Mart under the magnifying glass. From local community benefits ordinances to state Medicaid disclosure, from aggressive questioning of Wal-Mart's risky banking plan to groundbreaking enforcement action by state attorneys general, Wal-Mart must now confront energized and engaged elected officials who want Wal-Mart to be as great as its promise. And hundreds of you have joined our Wal-Mart Watch Elected Officials Taskforce.

Wal-Mart Watch isn't here to give Wal-Mart a black eye. Our aim is real change — transparent and lasting — to benefit Wal-Mart communities. And while we will continue to put Wal-Mart under the magnifying glass, we embrace our responsibility to offer constructive suggestions for how Wal-Mart should improve its business practices.

Today I am proposing a new contract with Wal-Mart. Back in the days when Sam Walton ran the company, business was done with trust, respect, and honesty. Deals were sealed with a handshake. Whether between employees and employer or store and supplier, a handshake with Sam was a moral contract.

I'm offering Wal-Mart executives that chance if they want to take it. Attached to this letter are seven principles based on Sam Walton's business practices, titled *A HANDSHAKE WITH SAM*. If they will commit to these seven principles and assume the moral responsibility we expect of our biggest and most important American corporation, Wal-Mart will deserve our respect.

For more information, and to check the facts behind **A HANDSHAKE WITH SAM**, please visit www.walmartwatch.com. I believe you will find our website to be a serious, substantive place that provides policy makers with answers to your questions and solutions to vexing public issues. We have a special section just for elected officials, where you can join our Wal-Mart Watch Elected Officials Taskforce at www.walmartwatch.com/electeds.

Wal-Mart has a moral responsibility to protect human dignity, to be self-sufficient, to keep their operations clean, and to be completely transparent with the public. I am asking Wal-Mart to make those commitments and more, and to seal the deal with a handshake.

I hope you will join us in our call for change.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Grossman', with a long horizontal stroke extending to the right.

Andrew Grossman
Executive Director

P.S. For more information, please visit www.walmartwatch.com.



RECEIVED

MAY 26 2006

CITY COUNCIL
OFFICE

A HANDSHAKE WITH SAM REACHING ACROSS THE WALL OF WAL-MART

*"I am absolutely convinced that the only way we can improve one another's quality of life, which is something very real to those of us who grew up in the Depression, is through what we call free enterprise — practiced correctly and morally."*¹

— SAM WALTON

WHAT DEFINES A GREAT AMERICAN INSTITUTION? And what are its obligations to the common good? These two questions have helped frame every historic clash between those inside and outside the walls of embattled American corporations. Without exception, the walls of distrust and division have not ultimately been lowered by an endless siege. Instead, there must be an enduring realization that all have an interest in both the health and welfare of the corporation and in those whose lives are touched by it.

AS OUR NATION'S LARGEST EMPLOYER and most financially successful company, Wal-Mart is a singular American institution. It occupies a unique position in our world by virtue of its size, reach and responsibility for the livelihoods of millions of workers and the needs of billions of consumers. And with such overwhelming influence comes certain moral responsibilities. It is the acceptance or rejection of those responsibilities that determines greatness.

TO THAT END, just as a corporation might reach an agreement with its shareholders, this "Handshake Agreement" broadens the scope to a global community of concerned citizens, and is an agreement of shared principles to be held in high regard.



*"Ours is a story about the kinds of traditional principles that made America great in the first place."*²

THE MORAL RESPONSIBILITIES OF WAL-MART

1. Protect Human Dignity

*"If you want people in the stores to take care of the customers, you have to make sure you are taking care of the people in the stores."*³

WAL-MART WILL AGGRESSIVELY WORK to ensure that employees are never mistreated through practices such as illegal firings, "off-the-clock" wage violations, intimidation, sexual harassment, violations of child labor laws, or discrimination of any sort. And Wal-Mart will justly compensate each associate with a family-sustaining wage that will enable the associate to raise a family without having to rely on public assistance.



2. Ensure Quality and Affordable Health Care Coverage

*"You can't create a team spirit when the situation is so one-sided, when management gets so much and workers get so little of the pie."*⁴

WAL-MART WILL SET A NATIONAL EXAMPLE by ensuring that all employees — salaried, hourly, full-time, and part-time — have quality affordable health insurance that fully covers the employee and their children. To make this commitment a sound financial investment for the company, Wal-Mart will actively promote full-time employment for its employees and discourage part-time hiring.

(Over)



3. Use Market Power to Improve Supplier Conditions and Wages

"We still want to drive a hard bargain, but now we need to guard against abusing our power."⁵

TO ENSURE THAT MERCHANDISE in its stores is produced under safe and humane conditions, Wal-Mart will require and ensure that foreign and domestic suppliers adhere to all internationally recognized labor standards and national laws. Furthermore, Wal-Mart will require that suppliers justly compensate their own employees to the same standard set forth in this agreement for Wal-Mart employees.



4. Enable & Embrace Self Sufficiency

"Maybe the most important way in which we at Wal-Mart believe in giving something back is through our commitment to using the power of this enormous enterprise as a force for change."⁶

BY PAYING A FAMILY-SUSTAINING WAGE, Wal-Mart will ensure that federal, state, and local taxpayers are not forced to spend billions of dollars on public assistance for Wal-Mart employees. Wal-Mart itself will not seek taxpayer-funded subsidies that locally-owned businesses do not receive. And Wal-Mart will not pit local communities against each other when selecting sites for Wal-Mart stores or other facilities.



5. Buy Local First

"For Wal-Mart to maintain its position in the hearts of our customers, we have to study more ways we can give something back to our communities."⁷

TO DEMONSTRATE ITS COMMITMENT to the communities and countries it serves, Wal-Mart will always "Buy Local First." Purchasing local agriculture and manufactured goods strengthens local economies and secures the long-term survival of small family-owned farms and other enterprises. And by expanding the focus of "Buy Local First" to each country in which it operates, Wal-Mart will show a firm commitment to supporting the suppliers in those countries that host its stores.



6. Keep it Clean

"I'd like to believe that as Wal-Mart continues to thrive and grow, it can come to live up to what someone once called us: the Lighthouse of the Ozarks."⁸

EVERY STEP IN WAL-MART'S SUPPLY CHAIN will demonstrate sound environmental stewardship. Wal-Mart will partner with local community and environmental leaders to avoid environmental damage and other disruptions caused by the site selection, construction, and operation of any Wal-Mart store or facility. This includes conserving wetlands, animal habitats, and green space, as well as minimizing traffic delays and air pollution. Wal-Mart will also strictly enforce this "Keep it Clean" policy with all of its suppliers, both foreign and domestic.



7. Prove Worthy of the Public Trust

"As long as we're managing our company well, as long as we take care of our people and our customers, keep our eyes on those fundamentals, we are going to be successful. Of course, it takes an observing, discerning person to judge those fundamentals for himself."⁹

AS THE WORLD'S LARGEST COMPANY and as a global institution in a position of great responsibility and trust, Wal-Mart will be open and transparent in its dealings with the public, the news media, and its own employees. Wal-Mart will actively work to demonstrate its dedication to the moral obligations described herein, and is committed to documenting and publicizing consistent progress and follow-through on all of its public proclamations and initiatives.

For more information, go to www.WalmartWatch.com



WAL*MARTWATCH

This agreement is proposed in good faith by Wal-Mart Watch -
A Campaign of Five Stones and the Center for Community and Corporate Ethics.



"itspatagain@sbcglobal.net"
<itspatagain@sbcglobal.net>

05/26/2006 10:14 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject: What a repulsive happening!

Who on earth is responsible - or should be responsible - for ousting a totally incompetent judge such as Cheyenne County District Judge Kristine Cecava who issued one of the most asinine, dangerous, incompetent decisions ever handed down on Tuesday when she told Richard W. Thompson, at his sentencing, that his crimes deserved a long prison sentence but that he was too small to survive in a state prison. Did anyone bother to find out how tall the juvenile was that this man committed a sex crime against? Did anyone in that judges chamber care? What makes a pedophile so important in that judge's mind that she should be so caring in what happens to him in prison?

You must know that the entire country is going to be completely ready to tar and feather anyone so incapable of wearing a judge's robe as that person. Some judges ought to be strung up on very tall poles and left to swing in the wind until they dry up and turn to dust, because that certainly is what has obviously happened to their brains. Your Judge Cecava is decidedly one of them.

Shame on all of you for this unforgivable crime against children everywhere. A president has now been set that the only thing you need worry about if you are a pedophile is that you be short enough to evade punishment. Is everyone in Lincoln, Nebraska this sick or do you just elect especially sick people to judgeship?

Patricia Arline Murphy
2324 Edgewater Dr NE
Grand Rapids, MI 49525
(616)363-5982
itspatagain@sbcglobal.net



WebForm
<none@lincoln.ne.gov>
05/26/2006 10:13 PM

To General Council <council@lincoln.ne.gov>
cc
bcc
Subject InterLinc: Council Feedback

InterLinc: City Council Feedback for
General Council

Name: Patricia Arline Murphy
Address: 2324 Edgewater Dr NE
City: Grand Rapids, MI 49525

Phone: 616-363-5982
Fax:
Email: itspatagain@sbcglobal.net

Comment or Question:

I am sending this to as many places in Lincoln Nebraska as I can in hopes that it reaches the correct party:

Who on earth is responsible - or should be responsible - for ousting a totally incompetent judge such as Cheyenne County District Judge Kristine Cecava who issued one of the most asinine, dangerous, incompetent decisions ever handed down on Tuesday when she told Richard W. Thompson, at his sentencing, that his crimes deserved a long prison sentence but that he was too small to survive in a state prison. Did anyone bother to find out how tall the juvenile was that this man committed a sex crime against? Did anyone in that judges chamber care? What makes a pedophile so important in that judge's mind that she should be so caring in what happens to him in prison?

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Patricia Arline Murphy
2324 Edgewater Dr NE
Grand Rapids, MI 49525
(616)363-5982
itspatagain@sbcglobal.net



WebForm
<none@lincoln.ne.gov>
05/29/2006 04:05 PM

To: General Council <council@lincoln.ne.gov>
cc
bcc
Subject: InterLinc: Council Feedback

InterLinc: City Council Feedback for
General Council

Name: Robin L. Hoffman
Address: 801 West Chadderton Drive
City: Lincoln, NE 68521

Phone: 402-476-0980
Fax:
Email: rlhoffman@alltel.net

Comment or Question:
Council Members:

I read with great concern the story in the Lincoln Journal Star regarding city employees and overtime pay. It is even more disturbing when I read that Fire Captains are eligible to earn overtime pay. Fire Captains should be salaried employees and should not be eligible for overtime pay. Once again, this is an example of a city department that lacks leadership and is out of control. Someone needs to rein them in. A study of wage classifications for all departments should be undertaken to gain a firm understanding of who should be eligible for overtime pay and who should not. If changes are warranted, then the council needs to make them.

Robin Hoffman

RECEIVED

MAY 31 2006

CITY COUNCIL
OFFICE

Sen

How does the City Council
spend overtime?

Jim Lundak

Proud Supporter of The Fund for Animals



Jim Lundak
1810 E St.
Lincoln, NE 68508-3461



"kkh641" <kkh641@alltel.net>

05/31/2006 09:33 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject Southwest Waste Water Treatment Plant

Ladies and Gentlemen of the Lincoln City Council,

Please let it be known that I oppose the Southwest Waste Water Treatment Plant near wilderness park.

I feel that the beautiful park that is wilderness park will be irreparably harmed should that treatment plant be allowed.

Thank You for your time.

Kevin Harvey
402-742-4505

--

No virus found in this outgoing message.

Checked by AVG Free Edition.

Version: 7.1.394 / Virus Database: 268.8.0/353 - Release Date: 5/31/2006



"Linda Schrock"
<lschrock@alltel.net>
05/31/2006 07:36 PM

To <plan@lincoln.ne.gov>, <council@lincoln.ne.gov>
cc
bcc
Subject Proposed Southwest Wastewater Treatment Facility

I am writing to express my concern about the proposed Southwest Wastewater Treatment Facility which would drain into Salt Creek by WildernessPark.

I would encourage the Planning Commission to postpone taking any steps toward acquisition of land for an additional sewage treatment plant until after a comprehensive cost benefit analysis has been done, including the environmental effects of different options. The cost analysis should include an itemized estimate of the expansion, operation, and maintenance costs of expanded Northeast and/or Theresa Street Facilities over a long-term 30 – 50 year period into the future versus the cost of building and operating an additional new facility. It should also include a thorough examination of different pipe routing options with an itemization of costs for different routes; acceleration of the program for repairing leaking sewer pipes and a building code requiring that sump pumps drain be piped outside a building.

Sewage discharge should flow to the northeast of Lincoln where there is much higher creek flow, thereby avoiding draining sewage through WildernessPark and downtown Lincoln. There is always a danger of emergency discharge of raw sewage into the Creek.

Thank you for your consideration.

Linda J. Schrock



"Janalee Tobias"
<gunflowers@comcast.net>
05/31/2006 11:21 PM

To <council@lincoln.ne.gov>
cc "NKH" <sw357mag@mindspring.com>,
<pooh01@msn.com>
bcc
Subject Concealed Carry in Lincoln

Dear Council Members,

I'm happy to hear that the state of Nebraska passed LB 454, Concealed Handgun Permit Act.

Allow me to introduce myself. My name is Janalee Tobias. Several years ago I made a statement that turned my life upside down. I said that "not all women support gun control." I was the "mouse that roared" in Salt Lake City, Utah. (Internet search for: Janalee Tobias)

After appearing on the front pages of Utah's largest newspapers for making this statement, I began receiving calls from literally around the world. I formed a group, "Women Against Gun Control," a volunteer grass roots citizens group. We have several thousand members throughout the U.S. and several foreign countries. Please visit www.wagc.com. WAGC is also discussed at length in at least two college textbooks basically making the arguments that women needs handguns and the right to be able to carry concealed weapons for protection. Additionally, WAGC has filed amicus briefs to the United Supreme Court to support the right for women to bear arms in protection for their husbands, boyfriends, and children. (Please visit www.wagc.com and click on the link to one of WAGC's amicus briefs.)

WAGC has recently been made aware of your city's intention to pass a ban on CCW despite the state having passed a law allowing CCW. I hope that you will take into consideration a women's needs in particular and allow state law to stand and allow the citizens--especially the women, in Lincoln, Nebraska to carry concealed weapons for protection. In this time of uncertainty, now is not the time to disarm the innocent. Guns give women a fighting chance.

Thanks for listening to a concerned citizen in Salt Lake City, Utah.

Best regards,

Janalee Tobias, President and Founder
Women Against Gun Control
"The Second Amendment IS the Equal Rights Amendment"

cc: Nancy Herrington, WAGC EVP, Decatur, Georgia
Winton Clark Aposhian, Utah Self Defense Instructors Network

RECEIVED
JUN 01 2006
CITY COUNCIL
OFFICE

**Lincoln City Council
555 S. 13th Street
Lincoln, NE 68508**

PUT THE BRAKES ON KENO!

City Council Members of Lincoln, Nebraska...*please* do not continue to approve new Keno locations. Keno operators want to introduce electronic gaming, which causes addictions 3.5 times faster than other forms of gambling. Gambling is the fastest-growing teenage addiction. Keno doesn't add new dollars to our economy. Please respect the wishes of voters 18 months ago who said "NO" to gambling.

Name

Address

Robert Overstreet

3227 Q St. Lincoln, NE 68503



"Jeanne Kern"
<Jeanne@RichKern.com>

06/01/2006 03:11 PM

Please respond to
<Jeanne@RichKern.com>

To "Jeanne Kern" <Jeanne@RichKern.com>

cc

bcc

Subject proposed sewage plant

The City should postpone taking any steps toward acquisition of land for an additional third sewage treatment plant until after a comprehensive cost benefit analysis has been done, including the environmental effects of different options.

I. The cost benefit analysis should include:

- an itemized estimate of the expansion, operation, and maintenance costs of expanded Northeast (North 70th Street) and/or Theresa Street facilities over a long-term, 30 to 50-year period into the future versus the cost of building and operating an additional new facility. (Some cities are finding it more economical to monitor and operate fewer, larger sites, even including the cost of extra piping, than to maintain a greater number of smaller sites.

- a thorough examination of different pipe routing options with an itemization of costs for different routes.

- acceleration of the program for repairing leaking sewer pipes and a building code requiring that sump pump drains be piped outside a building.

Sewage discharge should flow to the northeast of Lincoln where there is much higher creek flow, thereby avoiding draining sewage through Wilderness Park and downtown Lincoln. There is always a danger of emergency discharge of raw sewage into the creek. Nationwide, many chemicals are being found in sewage discharge.

Thank you for careful consideration on this issue.

Jeanne Kern

2600 Cheshire North Court

Lincoln



"Donald Everett"
<deverett@runzational.com
>

05/30/2006 02:38 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject 10th & Van Dorn Project

To Whom It May Concern:

The city council will soon be asked to support the Planning Department's unanimous recommendation for a zoning change at 10th & Van Dorn, to accommodate what appears to be a quality development. Although we have no vested interest in this project, we do have a vested interest in continued economic development that makes sense. This particular corner has been vacant for several years, and I was thrilled to learn this corner has a developer willing to invest in an area of town that needs it.

As a business owner in the city of Lincoln, our company approves of this project. We are fortunate to have developers such as Speedway Motors that live in our community, support our community, and invest in our community. I hope the city council will support approval of this project.

Sincerely,

Donald Everett, Jr., President

Runza National, Inc.

www.runza.com

www.braeda.com

402-423-2394, ext. 111



"Curt Denker"
<cdenker@pinnbank.com>
05/30/2006 02:34 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject B & J Partnership, Speedway Properties 10th & Van Dorn
Project

I would like to personally provide my support for this project. The proposal will enhance this area significantly. As everyone knows, this project was approved by the Planning Commission 8-0 and recommended by the Lincoln Planning Department. The proposed development between 2703 South 9th through 2757 South 10th continues to show the commitment the developers have for this area and other areas in the Lincoln Community. Goodwill Building, H. P. Lau, Star Complex, Magee Building, Coddington Shopping Center and 700 Van Dorn serve as good examples of the positive work being done by this developer. Please contact me if you have questions.

Curt Denker
Senior Vice President
Pinnacle Bank-Lincoln
402-434-3115
402-434-3129 fax
cdenker@pinnbank

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"Hank Woods"
<HWoods@naifmarealty.com
>
05/30/2006 02:49 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject 10th and Van Dorn Proposed Development

I'm writing you to bring to your attention my support for the proposed development of this intersection at 10th and Van Dorn Streets.

I'm in commercial real estate here in Lincoln, and love to see areas become better and more attractive, and that better the city in the long run. It is to my understanding The Lincoln Planning Department supports rezoning the entire site to B-1 Commercial so as to provide safe ingress to commercial development with park like landscaping. The application for rezoning was approved by the Planning Commission on an 8 to 0 vote!

The sight would benefit greatly from this development. I drive by it quite often and it's such an eye sore. By voting for this, it would just be another great redevelopment that speedway has done over the years throughout the city. Such projects as the Goodwill Building on 17th Street, the properties at 7th and Van Dorn Streets, The Star Building Downtown, The Magee Building Downtown, the H.P.Lau Building in the Haymarket, and many more.

Please don't hold back such a great opportunity for making our city look and be better.

Thanks for your consideration on this matter.

Hank Woods
Sales Associate
Wells Fargo Center
1248 'O' Street, Suite 1031
Lincoln, NE 68508
Phone: 402.441.5830
Fax: 402.441.5805
Email: hwoods@naifmarealty.com
URL: www.naifmarealty.com

NAI FMA Realty is an exclusive partner of the NAI global real estate service delivery system, representing Lincoln, Nebraska. Through innovative, award-winning technology, dedication to results-oriented management, and superior market coverage, NAI is trusted by hundreds of leading corporations and institutions to fulfill all their global real estate requirements. Contact NAI FMA Realty for commercial real estate services, around the corner or around the world.





"Mary Campbell"
<mary@campbellassociates.net>

05/30/2006 02:51 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject 10th and Van Dorn

In a recent conversation with Mike Tavlin, I learned about B & J's proposed development for 10th and Van Dorn Streets. It looks to be a handsome improvement to an increasingly visible crossroad of the City. It is my understanding that both the Planning Director and the Commission have given their approval to this plan. As a citizen interested in the attractive and considered growth and improvement of the community, I hope that you will act favorably on this proposal. B & J is a solid corporate presence. They offer a vision for this corner, which is sadly in need of a "face lift"! Best wishes for this decision and for all you do for Lincoln.



"Robert Milligan"
<RMilligan@miindustries.com
>

05/30/2006 02:53 PM

To <Council@lincoln.ne.gov>

cc

bcc

Subject RE: Development for the 10th & Van Dorn Area

Dear Council Members:

It is my understanding that the Council will soon be considering the re-development of the 10th & Van Dorn area, including the re-zoning of some of the land in this area. I live just north of 24th & Van Dorn – so I frequently travel through the 10th & Van Dorn intersection. Frankly, it is a bit of an eye sore in its current state – not making a good impression for visitors to our City coming into our community off the west by-pass.

It is my understanding that the land involved in the re-development area at 10th & Van Dorn is owned by Speedway Motors and that this firm is proposing to do the re-development work. I have been impressed with the way Speedway developed the old Standard Meat building and surrounding area - west of the 10th & Van Dorn intersection.

As a business owner and a Lincoln resident, I would like to encourage you to endorse the recommended changes in the zoning and the re-development of the 10th & Van Dorn area. Thank you.

If you or any members of your staff have any questions – please feel free to give me a call at 466-8302 x127.

Best regards,

Bob Milligan

Chairman, M. I. Industries



tostergard@cretecarrier.com

05/30/2006 02:57 PM

To council@lincoln.ne.gov

cc

bcc

Subject 10th & Van Dorn Rezoning Application

Dear Members of the Lincoln City Council,

I am writing this note in support of the application for rezoning submitted by B & J Partnership / Speedway Realty in connection with their proposed project located at 10th and Van Dorn. As one of Lincoln's largest property owners / developers, B & J / Speedway has a reputation for building quality projects that beautify and enhance the surrounding area. The 10th & Van Dorn intersection is a high traffic area and gateway to the city for visitors entering from the south on Hwy. 2 and Hwy. 77. This area and the City would greatly benefit from the type of improvements proposed by B & J / Speedway.

The Smith Family continues to invest in Lincoln by building quality projects which adds to the tax base and improve the cities real estate assets. I hope you will follow the unanimous recommendation of the Planning Commission and the Planning Director and approve the requested rezoning to B-1 Commercial designation.

Tonn M. Ostergard
President & CEO
Crete Carrier Corporation
402-479-2001



"Rich Claussen"
<rclaussen@baileylauerman.com>

05/30/2006 03:03 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject: Development Recommendation

Dear Lincoln City Council Members:

I am writing you all to express my support for the proposed development at 10th and Van Dorn Streets.

After following its debate in the newspaper, on the radio, and on CTV5 - it became clear to me that this is one development that will not only make the area better aesthetically, but to also will promote growth of our economy. The developer, B & J Partnership (a consistent winner of Lincoln Community Improvement awards in recent years) has gone above and beyond to not just buffer but also to incorporate the development into the neighborhood. The plan looks to be well thought through and be an extremely positive addition to the Lincoln community, the neighborhood and the tax base.

I urge you to give your support to this development.

Sincere regards,

Rich Claussen
Executive Vice President - Client Services
Bailey Lauerman
1248 "O" Street, #900
Lincoln, NE 68508
402-479-2800(main)

402-479-0208 (direct)
402-475-5115 (fax)
402-450-1518 (mobile)
www.baileylauerman.com



<Steven.R.Knapp@wellsfargo.com>

05/30/2006 03:05 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject: 10th & Van Dorn zoning and proposed development

I am e-mailing to you as a Lincoln resident, in support of the rezoning application for the 10th & Van Dorn location, on behalf of Speedway Motors/B & J Properties (Speedway). What I understand at this point is that the rezoning would change this property location to B-1 Commercial, where Speedway has a proposed beautification and commercial enhancement project planned for this entrance to Lincoln.

As I drive by other properties Speedway has developed (South 17th Street-Goodwill Building, the Star Complex-downtown, the Coddington Shopping Center and 700 Van Dorn Development) all of these properties have been improved dramatically, and in a aesthetically appealing fashion for the betterment of Lincoln as a community.

I believe this project at 10th & Van Dorn would be done in a similar fashion, and create a very appealing entrance for the west side of Lincoln. Please accept this as my support for this rezoning as you consider it at your June City Council meeting.

Respectfully, Steven R. Knapp

> Steven R. Knapp
> Regional Team Lead
>
> Wells Fargo Bank Regional Commercial Banking
> * N8032-3-034
> 1248 O Street, Lincoln, NE 68508
> * 402-434-4233 Cell 402-429-0707
> * 402-434-4181
> * steven.r.knapp@wellsfargo.com
>
>



"Seever, Sam"
<Sam.Seever@mdsinc.com>
05/30/2006 03:25 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject 10th and Van Dorn Development-B&J Partnership

Ladies and Gentlemen,

I am writing to urge you to approve the rezoning application covering the property at 10th and Van Dorn as B-1 Commercial and to approve the attempt of Speedway Motors to beautify the corner and the area with a suitably sized commercial development. The application was recommended by the Planning Department and approved by the Planning Commission on a 8 to 0 vote.

Speedway has a long history of creating successful and attractive development and redevelopment projects from the Haymarket to downtown Lincoln to farther west on Van Dorn. They do quality projects and choose their tenants thoughtfully.

I know there is pressure from the neighborhood (when isn't there) to leave things as they are. Before you succumb to the urge to do that, I would suggest you drive 9th and 10th street, as I have done daily for 25 years and take a good look at what you are being urged to preserve. Then come off the West bypass on Van Dorn and look at the area from that direction. Imagine how different it can look with a small, well done development.

As to the traffic issue, that horse left the barn a long time ago, and to suggest that it will increase significantly as a result of this rezoning is misleading in my view. At any rate, both paid officials and volunteers have looked at the issues surrounding this application and determined that the plans should go forward. In my view, we have started down a path of discouraging entrepreneurial efforts based on factors other than the suitability of the project for the area where it is proposed, and I think that's a dangerous road to follow for very long.

I know that you have a difficult job to do, and that it is tempting to be swayed by petitions and a vocal minority on the theory that they're the only ones who care. On the other hand, I believe you have an obligation to all the citizens, including the developers and businesses who contribute every day to the economic development and well being of Lincoln. I respectfully urge you to vote yes on the 10th and Van Dorn rezoning.

Thank you all for your willingness to serve.

Sincerely,

Sam Seever

Samuel F. Seever

Vice President Legal Services
MDS Pharma Services
Ph. 402-437-4891
Fax 402-437-4806
mail to:sam.seever@mdsinc.com
Assistant: Deann Czaplewski
Ph. 402-437-4876
mail to: deann.czaplewski@mdsinc.com

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"Pam Baker"
<pbaker@woodscharitable.org>

05/30/2006 03:41 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject: Development at 10th and Van Dorn

Dear members of the City Council,

I am writing to state my support for the proposed development at 10th & Van Dorn Streets. The corner has been an eyesore for many years which is especially troubling because it is one of the gateways into Lincoln. The project proposed by B & J Partnership will provide visual enhancement along with commercial development to beautify and enliven the space. B & J has been responsible for a number of award winning development and redevelopment projects in Lincoln – the Goodwill Building and 17th Street Shops and the H.P. Lau Building in the Haymarket, to name two – and are well qualified to undertake this development.

I travel past 10th & Van Dorn frequently and look forward to watching it transform.

Sincerely,

Pam Baker



jsoto@southeast.edu
05/30/2006 03:59 PM

To council@lincoln.ne.gov
cc
bcc
Subject Support for the 10th & Van Dorn Project

Esteemed Members of the City Council:

I have been following the evolving dialogue, debate and arguments for and against the development proposed for 10th and Van Dorn Streets. While I typically am not very supportive of commercial developments in and around residential areas, I am very much supportive of the project proposed by B&J Development for the following reasons:

The location at 10th and Van Dorn is suitable for commercial projects and it seems reasonable to rezone the entire area to ensure that any commercial development complies with safe access and exit, and that it is landscaped to enhance the park-like atmosphere of the area. It seems the Lincoln Planning Commission sees the value of such rezoning and has unanimously approved B&J's application to rezone.

The development represents much needed beautification and commercial enhancement that is long overdue for that entrance to Lincoln.

B&J Development has a solid reputation for projects that meet commercial/community needs, are aesthetically pleasing, and blend well with the existing surroundings. Projects that have won them community recognition/awards include the following: Goodwill Building / South 17th St. Shops - 2000 Community Improvement Awards; .P. Lau Building - 2000 Community Improvement Award; Complex - 2000 PAL Award, 1997 Community Improvement Award ; 700 Van Dorn Development - 2004 Community Improvement Award.

B&J Development has proved they are responsible and responsive corporate citizens who have successfully managed the delicate balance necessary for growth, development and preservation of the character of existing areas. I would respectfully ask that you support their proposed contribution to improving the southwest entrance to Lincoln.

Please do not hesitate to contact for clarification or additional information.

Jose J. Soto
Lincoln resident
509 South 28th Street
475-2123



"Doug Ganz"
<dganz@pinnbank.com>

05/30/2006 04:07 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject: 9th and Van Dorn

Dear Council Members:

After reviewing the proposed B & J Partnership development at 9th and Van Dorn Streets, I am writing to encourage your support of this project. With the west bypass sending more and more traffic off Interstate 80 toward Hiway 2, I feel that this project would provide a very appealing, elegant transition to the residential neighborhoods to the north and east - a very attractive gateway from west Lincoln to the near south areas. Since 1962 when my parents moved to the 27th and Van Dorn area, I have been aware of the 9th and Van Dorn corridor and have felt that a project of this nature would serve the neighborhood and the city well.

Regards,

Douglas A. Ganz
Pinnacle Bank
7001 South 27th Street
Lincoln, NE 68512
402 436-2458



"lee-chapin"
<lee-chapin@truckpaper.com>

05/30/2006 04:18 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject 10th and Van Dorn - Yes.

Date: May 30, 2006

To: Members of the Lincoln City Council

From: Lee B. Chapin

I'm writing to express my support of the B & J partnership development proposal at 10th and Van Dorn. I drive by 10th and Van Dorn every work day and see this development as a big positive.

Our planning department and planning board have both endorsed this project and for good reason this development at 10th and Van Dorn like many other developments by B & J partnerships will make a positive impact on our community.

Please vote yes to have 10th and Van Dorn redeveloped.

Thank-You.



"Spethman, Scott"
<Scott.Spethman@nelnet.net
>
05/30/2006 04:51 PM

To council@lincoln.ne.gov
cc
bcc
Subject 10th & Van Dorn

Dear City Council Members,

I am writing in support of the proposed development of 10th & Van Dorn submitted by B & J Properties. B & J has a history of developing award winning facilities such as H.P. Lau Building and the Magee Building. I strongly endorse the beautification and commercial enhancement that B & J has proposed for the southwest entrance to Lincoln at 10th & Van Dorn Streets.

Respectfully,

Scott G. Spethman
Managing Director
Marketing Support Services
402.458.2320
402.458.2344 fax
402.304.5600 mobile

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David Zelnio
<dave@newslink.com>

05/30/2006 04:50 PM

To council@lincoln.ne.gov

cc

bcc

Subject

To whom it may concern,

In regards to the proposed development at 10th& Van Dorn, I would like to voice my support for the improvements. Having lived in Lincoln's southwest area my entire life, I recognize the need for development in certain areas that seem to be stalled and deteriorating. Developing the area on the corner of 10th and Van Dorn would certainly complement the easy-to-access intersection and Van Dorn Park.

It also would be a feather in the cap for the council who many perceive to be anti-business, anti-growth and pro-tax. When a company with a proven track record like Speedway Properties wants to improve an area, the city should clear a path for these improvements.

Sincerely,

Dave Zelnio
7400 Helen Witt Drive
Lincoln, NE 68512

402-328-8861



NLLoftis@aol.com
05/30/2006 05:00 PM

To council@lincoln.ne.gov
cc
bcc
Subject Application for rezoning, 10th & Van Dorn

Members of the City Council,

The proposed commercial redevelopment of this property should be approved without hesitation. It is fortunate to have an opportunity to transition from circumstances contributing to a declining property cycle with a single quality project.

It is imperative to our business climate to embrace and promote adaptations such as this. I am encouraged by the willingness of a seasoned company to commit the resources required and hope they will receive your full consideration and support.

Sincerely,

Nancy L. Loftis
910 L St.
Lincoln, NE 68508

nlloftis@aol.com

402 476 1111 office
402 304 0452 cell
402 477 9105 fax



Jane Renner Hood
<nehum107@nehum.org>

05/30/2006 06:45 PM

Please respond to
jane@nebraskahumanities.org

To: council@lincoln.ne.gov

cc

bcc

Subject: 10th and Van Dorn

Dear Members of the Council,

Please vote to support the development of the site at 10th and Van Dorn by B&J Development Corp.

It is an unsightly entrance to Lincoln as it now exists, and the work that B&J has done in other areas of the city suggest that this blighted area will become a very attractive space when complete. I'm most familiar with the work that they did on the downtown building that now houses Merrill Lynch, and it is a gem.

This would appear to be a win-win for our city, and I hope you approve it.

Jane Hood

139 N. 11 #504

Lincoln, NE 68508

Jane Renner Hood

Executive Director

Nebraska Humanities Council

215 Centennial Mall South, Suite 500

Lincoln, NE 68508

402-474-2131 ex. 107

402-474-4852 (fax)

www.nebraskahumanities.org



Rlhcorp@aol.com
05/30/2006 07:56 PM

To council@lincoln.ne.gov
cc
bcc
Subject 10th and Van Dorn

Having operated a business in this area for many years and driving past the intersection at 10th & Van Dorn on the way to and from work over those same many years, I always thought the piece of land on the North side of Van Dorn at this intersection looked unkept and needed some kind of development to enhance its appearance.

I notice that a local developer, B & J Partnership, has proposed a development for this corner land that appears to me would be a great improvement and this e-mail is being sent to encourage your favorable support of this project. Thanks for your consideration.

Ron Harris
Former President, Harris Laboratories



"Douglas Carper"
<Doug@deccapital.com>
05/31/2006 08:36 AM

To <council@lincoln.ne.gov>
cc
bcc
Subject proposed development at 10th & Van Dorn

I am writing to urge your approval of the proposed development at 10th & Van Dorn. My wife and I have lived near this area for nearly thirty years. Unfortunately, it has become somewhat blighted and unsightly. The proposal, as I understand it, would enhance the neighborhood and improve its functionality, appearance and perhaps most importantly, restore a sense of pride and spur further investment and improvements in the area. This proposed development at 10th & Van Dorn could be a demonstration of what positive development can do for some of our city's decaying areas. I urge you to view this project favorably and approve it.

Sincerely yours,

Doug and Mary Carper

2140 Woodsdale Blvd.

Lincoln, NE 68502

402-474-2207



"Don Brester"
<donb@bresterconstruction.com>

05/31/2006 08:44 AM

To <council@lincoln.ne.gov>

cc

bcc

Subject: 10th & Van Dorn Streets Rezoning

May 31, 2006

LincolnCity Council

555 S 10th St, Room 111

Lincoln, NE68508

Re: 10th & Van Dorn StreetRezoning

To Whom It May Concern:

We want to express our support for the rezoning request by B&J Partnership on the properties located at 10th & Van Dorn Streets. The proposed project for this site will be a great addition to the City of Lincoln.

We feel that it is especially important today to allow good projects like this to move forward.

Thank you for your consideration.

Sincerely,

Don Brester



May 31, 2006

Re: 10th & Van Dorn Development

Dear Members of the Lincoln City Council:

I am writing in support of the proposed development at 10th & Van Dorn. West Gate Bank is not providing financing for this project; I am writing solely in my capacity as owner of a community bank.

I am very familiar with the subject property. I live near the Irvingdale neighborhood and drive by the property many times each week. I am also familiar with the surrounding properties, the proposed access, the nature and scope of the proposed development (I have read the staff reports) and the issues presented by this development.

Most of the concerns about this development are the same as when *any* undeveloped area within the City is converted from green space to a higher and better real estate use. It is unreasonable to characterize this property as a park or as an area that anyone would want to visit or live in. The property is too small to function as a park and is located between three busy arterials. The noise generated by the large volume/high speed traffic effectively precludes any outdoor recreation. This is why few families use the park to the south of the property, and the houses adjacent to the subject property are blighting. The project area is not suitable for housing, and the other "ideas" being floated are simply unrealistic.

The current "use" of the property is not consistent with sound urban planning. The only practicle use (which happens to be the highest and best use) is the retail development proposed by the owner that will feed off the traffic that is already there and make productive use of it. The City has an opportunity to allow significant private investment that will clean up a blighted area, increase sales and property tax revenues, create jobs and bring desirable retail services to the public. This is a rare project that can take land that is wasting and achieve all of these objectives with no downside. Those who mourn the loss of a patch of grass need to get over it and use the green space to the south; they will have it to themselves.

This is precisely the type of economic development the City should foster, and I urge you to vote in favor of the project.

Sincerely,

Carl J. Sjulín, President
West Gate Bank



WCintani@aol.com
05/31/2006 09:23 AM

To council@lincoln.ne.gov
cc
bcc
Subject 10th & Van Dorn improvements

Dear Council,

I would like to express my support for the zoning change request to B-1 commercial for the above address. I have reviewed the plans and current conditions and feel that this proposal will improve both the aesthetics and value of this very important entrance to the city. As an owner of property adjacent to some other Speedway property at 27th and O St., I have been very pleased with the improvements they have made to his area as well. It is my understanding this has been approved unanimously by the planning director and Planning Commission. I support that decision.

Respectfully,
Bill Cintani
CEO--Mapes Industries



121 SOUTH 13TH STREET, SUITE 201
LINCOLN, NE 68508

p 402.458.2370
f 402.458.2399

www.nelnet.net
NELNET CORPORATE
SERVICES, INC.

May 31, 2006

Lincoln City Council
CITY COUNCIL OFFICE
COUNTY-CITY BUILDING
555 S. 10TH STREET
LINCOLN, NE 68508

RECEIVED
MAY 31 2006
CITY COUNCIL
OFFICE

Dear City Council Members,

I am writing in support of the development at 10th & Van Dorn proposed by B & J Partnership/Speedway Properties. I personally support this development because of the beautification and enhancement it will add to this entrance to our city. As you know, this project has the support of Lincoln's Planning Director and Planning Department Staff, and was approved by the Planning Commission 8 to 0. B & J/Speedway has a history of making good development decisions, as shown in their redevelopment projects located throughout our city. I hope that you will support this project as well.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mike Dunlap".

Mike Dunlap



"Rohn Loyd"
<rloyd@insproins.com>
05/31/2006 09:54 AM

To <council@lincoln.ne.gov>
cc
bcc
Subject Proposal by B&J Partnership for Development of 10th and
Van Dorn Area

I write to express my support for approval of the proposal to develop and beautify the area of 10th and Van Dorn by B&J Partnership. This area is a gateway to our community and its current state is both unattractive and unwelcoming. The proposed development would be an excellent improvement and provide much needed facilities.

I believe it is reasonable to be confident that B&J Partnership will complete another attractive and successful development, considering that their enviable history of excellence in their development efforts, including a number of award winning projects:

· Goodwill Building/ So. 17th St. Shops – 2000 Community Improvement Awards

· H.P. Lau Building – 2000 Community Improvement Award

· Star Complex – 2000 PAL Award, 1997 Community Improvement Award

· Magee Building – 1996 DLA Builder Award

· Coddington Shopping Center - Opened in 2001

- 700 Van Dorn Development - 2004 Community Improvement Award

Rohn Loyd

rloyd@insproins.com

Voice 402-484-4870

Fax 402-483-7977

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"Ron Jester"
<RJester@labenz.com>
05/31/2006 10:07 AM

To <council@lincoln.ne.gov>
cc
bcc
Subject Proposed development at 10th and Van Dorn streets

To the LincolnCity Council:

I would like to express my support for the proposed development at 10th and Van Dorn streets. We drive by this intersection on a regular basis to attend St. PaulUnitedMethodistChurch, to go to downtown events, visit Pioneers Park, or simply to access the West Bypass. It seems this type of development should be welcomed by the neighborhood as an attractive entrance to the City and as a way to provide modern and enhanced services to the area. I am familiar with other developments completed by the Speedway Properties group including the Star Complex (across from our church), the H.P.LauBuilding, and the MageeBuilding(I have spent several lunch hours at Norm's Sandwich Shop). My sense is that these people know how to design and build a quality development that is appropriate for the setting. The proposed development is clearly the best use of this property both for the City and the neighborhood.

Ronald K. Jester
Labenz & Associates LLC
rjester@labenz.com
Direct Phone (402) 437-8385

Fax (402) 437-8399

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MarcLPC@aol.com
05/31/2006 10:12 AM

To council@lincoln.ne.gov
cc MarcLPC@aol.com
bcc
Subject 10th and Van Dorn Development

Lincoln City Council Members,

I am writing to encourage your support of the proposed development and rezoning at 10th and Van Dorn. As a long time Southwest Lincoln resident and business owner, I have driven by this intersection for many years. I have watched as many of the properties have deteriorated to the point that they have become virtually uninhabitable. Given the high traffic location, it is not suitable for residential occupancy. The proposed commercial development by Speedway (B & J Partnerships) is a much more appropriate use of the property.

Van Dorn, now the primary link to highway 2 from the West bypass, has become one of the major entrances to Lincoln. The proposed landscaping and beautification plans would create a much more appealing entrance to this part of Lincoln.

Speedway has been recognized numerous times for their commitment to Lincoln and willingness to invest in projects in ways that enhance our city. I encourage your support of this development.

Marc LeBaron



"Kent Thompson"
<KentT@thompsonrealtygroup.com>
05/31/2006 10:50 AM

To <council@lincoln.ne.gov>
cc
bcc
Subject 9th and Van Dorn Improvement

Dear Council persons,

12 years ago our investment group purchased the land at 6th and Van Dorn. We have built several buildings for industrial and showroom use as well as the largest Self Storage facility in the State of Nebraska.

It took a lot of investment "guts" and capital to make this small park happen and we are only ½ completed – WHY?

This area is depressed – the homeowners don't invest in maintaining their homes or lease them out to folks who don't maintain their properties.

The Parks Department was thrilled when we tore out the trees that border the west side of the existing park, as well as the residence that used to live next door to our site (we have since bought their homes). WHY was the Parks Department thrilled and the residence happy – because all of the various forms of violence and drinking the gay men were doing in this park. The reason this group of studs could use this park is because NO ONE else used the park. This park should be abandoned NOT increased – it is useless to the City of Lincoln.

To think that you would drive away a much needed private improvement - supplying needed services for the area and tax dollars for you to spend – in lieu of more park area is absolutely crazy. This improvement will spur more interest by local businesses in this area – and frankly we could use it.

This area of Lincoln has a beautiful "gateway" entrance to Lincoln – it is called Salt Creek – which this roadway already passes. This **new investment in Lincoln** will provide services to West Lincoln residence – they live here also. This small retail service area will allow for high traffic retailers to be close to the **Country Club** area as well as **West Lincoln** – were else would be a better location.

B & J has always put up great buildings area Lincoln and I am sure this will be another GREAT project. B & J has invested very heavy with beautiful properties in this immediate neighborhood – at a huge price – look at vacancies they have carried.

Dress this important intersection up with another fine planned improvement – which is the vision your employees at the Planning Department recommend.

Thank you for serving the City of Lincoln

Kent Thompson

President – Thompson Realty Group, Inc

421-7700



"Mike Friend"
<mfriend@cityimpact.org>
05/31/2006 10:42 AM

To <council@lincoln.ne.gov>
cc "'The Friends'" <mfriend@neb.rr.com>
bcc
Subject 10th & Van Dorn

Dear Honorable Council Members,

My wife and I support the proposed development work at 10th & Van Dorn. My sister-in-law's family lives within a half-mile of the area and has also indicated to me she would be excited about such a development.

We are writing strictly as a private citizens and this position is in no way representative of the not-for-profit agency I work for which by its very nature takes no public stance or position on issues of this nature.

Mike & Melanie Friend

4011 S 82 St.Circle

Lincoln, NE 68506



"Arnie"
<Arnie@copleinsurance.com
>
05/31/2006 10:54 AM

To <council@lincoln.ne.gov>
cc
bcc
Subject B & J Proposed Development at 10th and Van Dorn

Dear Council Members:

I am writing to support B & J Partnership's proposed development at 10th and Van Dorn. In my view, this development will greatly improve the area. The buildings that are currently on the site were old, run down houses when B & J acquired them. The proposed project would be a modern commercial complex with park like landscaping. I think it would greatly improve the looks of the area and add vitality to it.

B & J has a history of developing properties that they can be proud of and that enhance and beautify the City of Lincoln. They have won several awards for their developments including:

1. 2000 Community Improvement award for the Goodwill Building and South Street Shops.
2. 2000 Community Improvement award for the H.P. Lau Building in Historic Haymarket.
3. 2000 PAL Award and 1997 Community Improvement Award for the Star Complex
4. 1996 DLA Builder Award for the Magee Building
5. 2004 Community Award for 700 Van Dorn Street

B & J has improved and developed many other properties throughout the City of Lincoln over the past the past two decades including the Coddington Shopping Center at Coddington Avenue and West A Street. These projects have been good for the City of Lincoln in my view by contributing to Lincoln's economy while at the same time improving the esthetics of the properties.

I ask that you support the proposed project that can only improve and enhance the area at 10th and Van Dorn.

Sincerely,

D. Arnie Johansen, Vice President

Copple Insurance Agency, Inc.

1640 L Street, Suite A

Lincoln, NE 68508

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"Drew Stange"
<DStange@naifmarealty.com
>

05/31/2006 11:03 AM

To <council@lincoln.ne.gov>

cc

bcc

Subject 10th & Van Dorn Proposed Development

Council Members:

I am writing to you with a statement of support for the proposed rezoning and redevelopment of this parcel. B&J Partnership is a long-standing entity which has invested substantially in our community over many years in conjunction with its nationally known affiliate, Speedway Motors. Needless to say, this entity could certainly choose to invest in a number of other communities, but as concerned local citizens they have chosen Lincoln.

My commute to our downtown office includes driving by this location everyday. It is a high traffic, high exposure location and has been an eyesore for several years. While waiting at the northbound light at Van Dorn I regularly envision a nice commercial development across the intersection which would not only serve many local patrons but no doubt would capture many outside dollars from travelers passing through on Highway 2 to the Interstate or vice versa. I am confident this development would be completed in an aesthetically pleasing way much like the developer's existing developments at Coddington and West A, 7th & Van Dorn or 17th and Garfield.

Finally, the project would provide additional tax base far above the existing valuations and ultimately assist in the City's ongoing budget concerns. Please approve this project on June 5th and allow the redevelopment of this under utilized site to begin.

[IMAGE]

Drew D. Stange, Executive Vice President

WellsFargoCenter, 1248 "O" Street, Suite1031

Lincoln, NE 68508

Phone: 402.441.5808

Fax: 402.441.5805

Email: dstange@naifmarealty.com

URL: www.naifmarealty.com

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"Todd Kelley"
<tkelley@minnowproject.com
>

05/31/2006 11:08 AM

To <council@lincoln.ne.gov>

cc

bcc

Subject Support for 10th and Van Dorn

Dear City Council members,

I am in support of the Van Dorn project as proposed by B & J Partnership. I frequently drive by this area, and the new construction would be significantly better aesthetically, as well using the space to generate tax revenue.

If you have any questions, please contact me at 423-4022.

Thank you.

Todd Kelley



"Lea Barker"
<lea@hartlandhomes.com>
05/31/2006 11:11 AM

To <council@lincoln.ne.gov>
cc
bcc
Subject proposed commercial site

To Whom It May Concern:

I am writing to voice my support for the beautification and commercial enhancement project proposed for the southwest entrance to Lincoln at 10th & Van Dorn Streets. It is a great area for a commercial site and quite frankly, it could use some sprucing up. A lot of out of town traffic flows by this area, (hwy 2, etc) and it would be nice for out-of-towners to see that Lincoln has nice commercial properties. When I drive through a town, I am always impressed with nice little commercial areas and strip malls. I always think, wow, it would be nice if Lincoln had that! When I'm in other cities that are smaller than ours and they have more shopping and restaurants to choose from, I am frustrated that we don't have these choices too. I think that it is a detriment to the city not to have more commercial properties. People want the choices, the shopping and the retail. I am in the real estate field and I can tell you that these things are important to homeowners. They want these conveniences near by.

This company has had some great success in the past with commercial areas. One example is the Coddington shopping center. I work near this area and I have really appreciated having these businesses near by. The area was very tastefully done and I know that it adds to the desirability of the area. For years, customers asked me when a grocery store would be built. Now customers love being near a grocery store and retail strip mall.

Thank you for your time and attention to this matter!

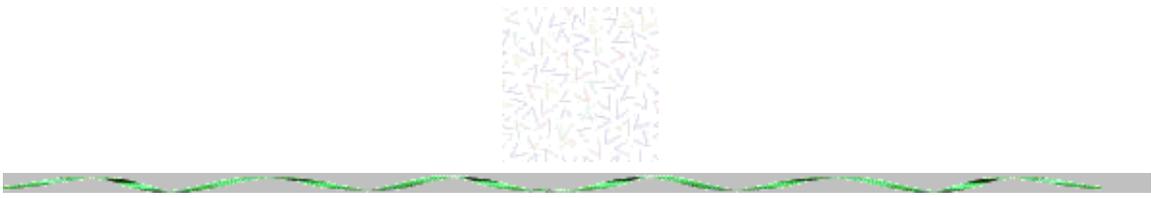
Lea Barker

Sales Manager

Hartland Homes

477-6668

Lea@hartlandhomes.com





"Ojeda, Tony"
<tojeda@midfin.com>
05/31/2006 11:25 AM

To <council@lincoln.ne.gov>
cc
bcc
Subject

[IMAGE]

Members of the City Council:

I am writing in regard to the proposed Commercial Development on 10th and Van Dorn Streets.

The Planning Commission recently passed an 8 to 0 vote in favor of the rezoning. I believe that you should follow the lead of the Planning Commission on this. Clay and Bev Smith have worked on a number of redevelopment projects in the City of Lincoln that have dramatically improved the areas. Lincoln is in desperate need of an increase in both sales and property tax revenue that this will bring in. Considering that the Smith's are willing to develop this area in a time when most developers are looking elsewhere, due to impact taxes, I think you should pass this at your next meeting. There is no question that this project will improve the area and be good for all in Lincoln.

Thank you,

Tony Ojeda





"Jeff Greenwald"
<jgreenwald@insproins.com>
05/31/2006 11:32 AM

To <council@lincoln.ne.gov>
cc
bcc
Subject Speedway Motors/10th street at Van Dorn

Gentlemen and Ladies of the City Council,
I have been watching with great interest the recent developments for proposed enhancements for the property located at Van Dorn and 10th streets. I fully support the plan that Speedway brought before the Planning Commission and in addition, urge you to adopt this plan.

Speedway/B&J have demonstrated that they are committed to quality projects in our community and over time have earned the reputation and respect as a leader in property development (West A) or re-development (Star Complex).

Without a doubt, this plan should move forward.

My best regards.

Jeffrey C. Greenwald

President/CEO

INSPRO Insurance

1919 S. 40th St., Suite 104

P.O. Box 6847

Lincoln, NE 68506

(402) 484-4868 - Direct Phone

(402) 483-4500 - Main Phone

(402) 483-7977 - Fax

Email: jgreenwald@insproins.com

Website: <http://www.insproins.com>

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"McClurg, Jim"
<Jim.McClurg@mdsinc.com>
05/31/2006 11:32 AM

To <council@lincoln.ne.gov>
cc "James E. McClurg" <Jim.McClurg@mdsps.com>, "Seever,
Sam" <Sam.Seever@mdsinc.com>
bcc
Subject Proposed Development at 10th and Van Dorn

Re: Proposed B&J Partnership Development at 10th and Van Dorn Streets

Dear Members of the Lincoln City Council:

I am writing to express our support for the proposed development at 10th and Van Dorn by B&J Partnership. This development would enhance the environment in the part of the city where our business is located, and its specific location is at the point where many of our clients and visitors arrive from the airport and employees who live to the west and north of the city.

We have specific experience in having leased facilities from B&J Partnership, and all of our relationships have been positive and very professional. We view them as a trusted and important member of the community and appreciate their willingness to invest in moving the city forward, and we are glad to express our support of this development.

We hope you will give positive consideration to this development. Thank you for your good work. Jim

James E. McClurg, Ph. D.,
Senior Vice President,
Chief Scientific Officer,
MDS Pharma Services
621 Rose Street
Lincoln, NE 68502
USA

Tele 402.437.4807
Fax 402.475.9243
EMail: Jim.McClurg@mdsinc.com
Assistant: Char Ballard 402.437.4833
Learn about us at:
<http://www.mdsp.com>

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number listed.



"charlie calhoun"
<cdcalhoun@JACOBNORTH.
COM>

05/31/2006 11:33 AM

To <council@lincoln.ne.gov>

cc

bcc

Subject

Dear Council Members:

I am writing today in support of the proposed development by Speedway Properties on the 10th and VanDorn parcel of land. As someone who drives by this area every morning and based on other Speedway developments, such as H.P. Lau building and the Goodwill Building on South 17th, this would be a much needed improvement to the area. That particular area is quite visible to people entering our city. It only makes sense that we, as a community, would want to make a positive impact on people entering or leaving our city. I hope you will give this matter serious consideration. I would gladly discuss this more with you if you wish. Please feel free to contact me at the numbers listed below.

Thank you in advance.

Charlie Calhoun,
President/CEO

Charles D. Calhoun
3721 West Mathis
Lincoln, NE 68524
P: (402)470-5335
C: (402)432-9516
F: (402)470-2502
cdcalhoun@jacobnorth.com

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"Bill Schmeeckle"
<bschmeeckle@secmut.com>

05/31/2006 11:46 AM

To <council@lincoln.ne.gov>

cc

bcc

Subject 10th & Van Dorn Redevelopment

Members of Lincoln City Council:

Please accept this e-mail as our support of Speedway/B&J Partnership's efforts to redevelop 10th & Van Dorn Streets. As the southwest entrance to the City of Lincoln, this redevelopment would present a very positive image for the City of Lincoln. We believe the proposed redevelopment is a natural fit for the site. We highly recommend your approval of this redevelopment effort.

Additionally, we think its important to note the many other community improvement projects Speedway/B&J Partnership has undertaken within the City of Lincoln. Examples of their quality redevelopment work include the Goodwill building/South 17th Street shops, H.P. Lau building, the Star Complex, the Magee building, Coddington Shopping Center, and 700 Van Dorn development. The majority of these developments received community improvement award recognition.

In conclusion, we strongly support this redevelopment effort and encourage your positive vote on June 5, 2006. Thank you for your consideration of this recommendation.

Thomas E. Henning
President - CEO
Assurity Security Group

William R. Schmeeckle
V.P. - Chief Investment Officer
Assurity Security Group



"George Peterson"
<gpeter@smithhayes.com
>

05/31/2006 12:47 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject 10th & Van Dorn

The application by B & J Projects/ Speedway Motors for rezoning 10th & Van Dorn to B-1 Commercial should definitely be approved. The planning commission was correct in giving this their unanimous vote. Unfortunately this neighborhood is currently an eye-sore and the proposed development would be a very welcomed improvement for the majority of Lincoln residents and anyone entering our city from that direction. The developer has proven over and over their professionalism and genuine interest in making Lincoln a better place to live. I know they would be excellent stewards of this location. Going forward it is very possible the tenants and landlords in the surrounding area would take notice and spruce up their own properties.



"Stephen Rohman"
<slr@service-inv.com>
05/31/2006 12:54 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject 10th & Van Dorn development

Dear City Council,

As a member of a family that has done business in Lincoln since the turn of the Century I have had many occasions to do business with the Smiths and the good people of Speedway Motors. I have found them to unfailingly honorable and honest. Most importantly, they follow through and deliver what they promise. They have always tried to do good things for our city and this development is no exception. That intersection is the first thing many people see when they enter Lincolnand, with this project, the first impression they will get is of a tidy prosperous city.

Please allow this project to proceed.

Stephen Rohman

Former President

Uniservice Inc.



"Lance Paulsen"
<lpaulsen@eacg.com>
05/31/2006 12:54 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject 9th & Van Dorn

Dear City Council members:

I am writing in support of the proposed development B&J Partnership is putting forth at 9th and Van Dorn. Not only do they have an excellent reputation for successful projects such as the HP Lau building, the Goodwill Building and many other properties throughout Lincoln, but they have made a significant investment in property at 7th and Van Dorn, a few blocks away. They have investment interests close by and throughout Lincoln and would not proceed with something that jeopardized their interests and the interests of Lincoln. One of the unique things about B&J Partnership is they are developer – builder – owner not just looking to gain approval and walk away. Their interests are long term.

We are not the engineer on this project, but believe this project merits your approval and support.

Lance Paulsen

E&A Consulting Group

7930 South 29th, Ste D

Lincoln, NE 68516

(402) 420-7217

lpaulsen@eacg.com



jan wilson
<janwilson@yahoo.com>
05/31/2006 01:20 PM

To council@lincoln.ne.gov

cc

bcc

Subject Proposed Development at 10th and Van Dorn

Members of the City Council--Ladies and Gentlemen. I write to encourage your unanimous approval of the development proposed by Speedway Motors and the Smith family. As a city we have been most fortunate to have benefited from the many developments they have completed in the past. They have clearly demonstrated their commitment to Lincoln and it is now your turn to assist them in another attempt on their part to improve this city. As a former banker to the family and Speedway Motors, I know full well the exceptional quality of the developments they undertake. The improvements they propose at 10th and Van Dorn will be no exception to their record of outstanding developments. I appreciate your taking the time to read this endorsement--and I strongly urge you to approve their proposal. It will be further evidence of your true interests in the betterment of our wonderful city. Thank you Orrin A Wilson



Doug W Schueths
<doug@schueths.com>

05/31/2006 01:25 PM

To council@lincoln.ne.gov

cc

bcc

Subject support for the redevelopment at 9th and Van Dorn

After viewing siteplans for the intersection of 9th and Van Dorn, I would support the redevelopment. It would be an attractive improvement and hopefully a much nicer first and last impression of Lincoln for those traveling Hwy 2.

Thank you for your consideration,

Doug Schueths
5810 Culwells Rd
Lincoln NE 68516
doug@schueths.com



"Todd Peterson"
<tpeterson@smithhayes.com
>

05/31/2006 01:28 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject 10th & Van Dorn Streets

Dear Council Members-

Please accept this letter as support for the proposed development enhancements for 10th & Van Dorn streets. Weekly I travel into Lincoln via Van Dorn and I am excited at the prospects of a much more beautiful entrance to our city. Fortunately, there is an experienced developer like B & J Partnership interested in the project - their past projects prove they are committed to beautifying Lincoln.

Thank you for your consideration.

Todd W. Peterson

Senior Vice-President

SMITH HAYES Financial Services

ph: (800) 279-7437 (402) 476-3000

mobile: (402) 499-0333 fax: (402) 476-6909

tpeterson@smithhayes.com



Thomas Lorenz
<tlorenz@pershingcenter.com
>

05/31/2006 01:28 PM

To council@lincoln.ne.gov

cc

bcc

Subject Development on 10th & Van Dorn

Dear Members of the Lincoln City Council,

I was privileged to be present at the discussion of this project at the Planning Commission so I am fairly familiar with the concepts of the plan. I am in support of this project. The property in question will provide revenue to the City, services to the area and a very attractive "entry point" along the 9 & 10 corridor. Growth for Lincoln in an orderly and planned fashion with an excellent developer like the B&J Partnership is exactly the kind of forward thinking we need to make this great City even better.

Thank you for the opportunity to express my support for this project.

Thomas Lorenz
Pershing Center / SMG



<jamesblue@alltel.net>

05/31/2006 01:40 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject

Dear Council Members:

The purpose of this email is to offer my personal support for B & J Partnerships proposed development of 10th & Van Dorn Streets. I grew up in this neighborhood and believe the implementation of this development has great potential to an area that serves as a gateway to the southwest entrance of Lincoln.

The aesthetic and economic benefits of this development would provide much needed energy in an area that has deteriorated over the years. In the past B & J Partnership has responded to the needs of the people in west Lincoln by building the Coddington Shopping Center to provide valuable retail services. The renovation of the former Standard Meat building between 6th & 8th Streets on Van Dorn displays a feeling of prosperity and growth, which would also be witnessed by the 10th & Van Dorn proposal.

B & J has a proven history of excellent development and redevelopment in Lincoln and I encourage support this proposal. Thank you for your consideration of this much needed redevelopment and improvement to Lincoln.

James R. Blue
7444 South 48th Street
Lincoln, NE 68516



"ROBERT GRUNDMAN"
<grundman@inetnebr.com>
05/31/2006 02:03 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject 10th & Van Dorn Development

Lincoln City Council Members:

I support the development proposal on the north side of Van Dorn between 9th and 10th. I believe it would aid the transition of that area from park to residential, would provide a better barrier for the neighborhood to the heavy traffic now using Van Dorn, and provide more open space on that block than now exists.

Bob Grundman
7412 Karl Drive
Lincoln, NE 68516
489-9171



"Mark Pankoke"
<mpankoke@johnhenrysplumbing.net>

05/31/2006 02:08 PM

To <council@lincoln.ne.gov>

cc "Jack Zohner" <jzohner@johnhenrysplumbing.net>

bcc

Subject: 10th & Van Dorn development

John Henry's Plumbing, Heating and Air Conditioning would like to lend our support to the proposed development at 10th & Van Dorn. We have worked with the developer in the past and know that they will do a good job enhancing this site. The plans for the area look to be a tremendous improvement over the current site.

In reviewing some of the other developments they have been associated with, one recent development, 700 Van Dorn Development seems to be a good example of work they have done and done very well.

Please stand with us in support of the proposed development.

Mark Pankoke and Jack Zohner
John Henry's Plumbing



JWeinberg@ameritas.com
05/31/2006 02:26 PM

To council@lincoln.ne.gov
cc
bcc
Subject 10th and Van Dorn

Council Members:

I would like to voice my support for the proposed redevelopment of 10th and Van Dorn. This project would be a major new development in an area that could use an infusion of activity and it would provide services to the area. The project received the support of the Planning Director as well as an 8 to 0 vote by the Planning Commission. The property has been vacant for years and it is at a pivotal location as an entrance point for the city. The developer, a division of Speedway Motors, has been involved with many well conceived and attractive projects in the City and as the plans show, this project will be no exception. It should be a welcome addition to the area and truly an enhancement of the neighborhood. Please approve this project on June 5th and allow for the site's development by B & J Partnership.jon b weinberg, senior vice president, ameritas investment advisors

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dacklie@cretecarrier.com
Sent by:
cglenn@cretecarrier.com

05/31/2006 02:39 PM

To council@lincoln.ne.gov

cc

bcc

Subject 9th - 10th - Van Dorn

Dear Members of the Lincoln City Council,

I reside in the area not far from 9th - 10th and Van Dorn Streets. I have watched with interest the proposal for redevelopment of the area. The Journal Star has done a good job in showing the proposal. The important thing to me as an individual who has long been concerned on streets, highways and safety, is that the ingress and egress is designed and proposed with safety in mind. I drive past that location on an average of twice a day.

The proposal is well thought out by a responsible developer. If I were a member of the Council I would vote for the proposal because it has the right ingress and egress, it would result in additional tax revenue, and it would result in beautification of the area.

Respectfully submitted,

Duane W. Acklie



"Mark Whitehead"
<rmwhitehead@navix.net>
05/31/2006 10:21 AM

To <council@lincoln.ne.gov>
cc "'CLAY SMITH \(\E-mail) ' \(\E-mail)"
<cfsmith@speedwaymotors.com>
bcc

Subject Letter of support for Speedway at 10th and Vandorn

Sometimes whether we realize it or not the free market does a better job of giving us a barometer of what the highest and best use of property is. I don't think we could get a clearer message than the one that exists at Vandorn between 9th and 10th streets. Investment in housing on these thoroughfares have been none existent for decades. Property values for home sights have been reflective of the high traffic volume and the overall decline in suitability for single family housing. The types of uses that do work well for both property owners and the taxpayers are commercial use of this property. That same high traffic scenario that has driven down the suitability for housing conversely makes it more appealing for business. Instead of a declining property value you have an increased one, with of course a higher tax base. It also increases our overall tax income through increased sales taxes.

It should also be stated that the increase in sales tax is not robbing from other sales tax opportunities for this sight for a couple of reasons. The Star Bucks as an example deals with an impulse purchase. That is money that may not have been spent elsewhere for sales taxable items. This is also on a transient street that connects highway 2 to the 77 bypass. These are new dollars to the city.

The opposition to this sight are people who chose to ignore the obvious (points brought up above), or have a personal interest in this property that they don't want changed.

In closing this sight reminds me of a committee that I served on that was to look at how the City should treat the I-80 corridor and the 27th street entrance in from I-80. Cecil Stewart in the meeting mentioned that he thought that 85% of the people of the City would like to see beautiful bermed tree lined vistas as travelers passed by the City of Lincoln. I responded that I thought he was wrong. I pegged my estimate at closer to 95%. He was shocked by my response, knowing that I was an evil retailer not likely to endorse his opinion. I pointed out that most people don't need to deal directly with the consequences of these kinds of decisions. If I was not personally vested in retail and had my pulse on the dire tax consequences of these kinds of decisions I too would love to look at beautiful tree lined vistas.

The same principle applies here. I am a significant tax payer to this community that is looking at HUGE property tax increases as we continue to try to balance the City budget. In my mind this should be an easy decision. The marketplace (where Lincoln truly votes) has given every indication that this would be best suited for commercial development, it would increase both property and sales tax revenue, it would provide services that are needed by both travelers and Lincolnites, and it would beautify the area. All of this would be done without the City paying a dime, and send a message that Lincoln is Open for Business.



"Dean Hoag"
<Dean.Hoag@ubt.com>
05/31/2006 02:45 PM

To <council@lincoln.ne.gov>, <reschliman@lincoln.ne.gov>, <pnewman@lincoln.ne.gov>, <Ksvobada@lincoln.ne.gov>, <jcamp@lincoln.ne.gov>, <dmarvin@lincoln.ne.gov>, cc bcc
Subject 10th and Van Dorn

Dear City Council,

I am writing in support of the proposed development of 10th and Van Dorn. I believe that this development would enhance a blighted area that is in dire need of redevelopment. In addition, this development would bring in added property tax revenue and sales tax revenue to the City with little effect or affect to the surrounding area.

I strongly support the approval of this development for the "good of the whole" and ask that you do the same and vote to approve the development.

Dean Hoag, Jr.
President
Union Title Company
3800 Normal Blvd.
Lincoln, NE 68506
Phone: 402-323-1880
Fax: 402-488-2834

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"Richard Meginnis"
<RMeginnis@naifmarealty.com>

05/31/2006 02:54 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject: 10th and Van Dorn

Please add my support to the redevelopment proposal on 10th and Van Dorn. We have a great corporate citizen that is willing to spend millions of dollars in our community that will add jobs and sales tax to our lagging economy. Please support people willing to take a risk to enhance our city.

[IMAGE]

Richard W. Meginnis
Senior Vice President

Phone: 402.441.5800

Direct: 402.441.5828

Email: rmeginnis@naifmarealty.com

URL: www.naifmarealty.com

New Address: NAIFMAREALTY

Wells Fargo Center

1248 O St., Ste. 1031

Lincoln NE. 68508

NAIFMA Realty
Commercial Real Estate Services, Worldwide.



JLHOPPEJR@aol.com

05/31/2006 03:00 PM

To council@lincoln.ne.gov

cc mjtavlin@speedwaymotors.com

bcc

Subject 10th & Van Dorn

Council Persons,

Hi, Just a quick note to register my support for the B&J Partnership's project at 10th & Van Dorn. This would be a great improvement to this corner. It would clean up the area, give citizens on their way into downtown a great place to stop for their morning coffee and think of the increase in property taxes when they build this project. Also we would have an increase in sales tax from the construction and on going businesses. Please vote for this project on June 5th. Thanks.

John L. Hoppe, Jr.

Chairman

HOPPE, INC.

PO Box 6074

Lincoln, NE 68506

Phone 402-437-9200

Cellular 402-432-6074

Fax 402-437-9214

E-mail JohnJr@HoppeInc.com

**Remember, flexible people
never get bent out of shape!**



"James Frohman"
<jfrohman@mesacorp.com>
05/31/2006 03:05 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject 10th & Van Dorn Development

I whole heartedly support this development project.

In Lincoln's current unfriendly business / development environment anything but a speedy and strong approval of an excellent business development will only serve as reinforcement of negative opinions and continue damaging our ability to keep and attract business.

It's time for the council and administration to stop just talking about their support of business and growth. It is time to start doing it. Please vote for this development.

Thank you.

James Frohman
Mesa Corporation
4546 South 86th Street
Suite B
Lincoln, NE 68526
(402) 489-9303
jfrohman@mesacorp.com



"Lynn Fisher"
<greatplace@neb.rr.com>

05/31/2006 03:16 PM

Please respond to
<greatplace@neb.rr.com>

To <council@lincoln.ne.gov>

cc

bcc

Subject 10th and VanDorn project

We at Great Place Properties would like to support the development of the 10th and VanDorn project. We have an apartment building at 10th and South. We believe it would be an asset to the neighborhood to have this improvement made. Thanks for your consideration. Lynn Fisher – Owner/manager.



"Tom Wanser"
<twanser@hamptonlots.com>
05/31/2006 03:23 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject 10th & Van Dorn development

Ladies and Gentlemen,

More parks where the current ones are not being used, I sure hope we have better leadership than that!

Increasing the tax rolls 100 times (I'm guessing), eliminating the eye-sores currently occupying the site, and giving the area a needed economic boost with a few jobs and etc. seems like something Lincoln needs more of, not less.

Tom Wanser, CCIM
Director of Sales & Leasing
Hampton Development Services, Inc.
twanser@hamptonlots.com



"Snapp, Phil"
<psnapp@cbremega.com>
05/31/2006 03:17 PM

To <council@lincoln.ne.gov>
cc <mjtavlin@speedwaymotors.com>, <phil.snapp@cbre.com>
bcc
Subject Letter in Support of the 10th & Van Dorn Street Development Project

May 31, 2006

LincolnCity Council
City of Lincoln
Lincoln, Nebraska

Dear Council Members,

I would like to urge you to vote for the approval of the 10th and Van Dorn Street development that Speedway Properties wants to develop. I feel that this is an excellent opportunity for this part of Lincoln and will revitalize the area and bring new jobs to this part of Lincoln.

When we have people like Speedway Properties who are willing to put a lot of money at risk to redevelop a blighted area like this with the hope that someday they will turn a modest profit on the project, I feel that we need to both encourage and support them. The objection that this would increase traffic problems is simple not true. The traffic problems are caused by through traffic from Highway 77 connecting to I-80, not this needed redevelopment project.

In conclusion please vote in favor of the 10th and Van Dorn Street development for Lincoln and this area. The benefits are all positive to the City of Lincoln and its citizens.

Sincerely,

Phil Snapp

Associate Broker

CB Richard Ellis / MEGA

300 North 44th Street, Suite 100

Lincoln, Nebraska 68503

Cell (402) 890-0254

Direct (402) 467-7018

Office (402) 467-1234

FAX (402) 467-3456

e-mail: phil.snapp@cbre.com



"Chris Hove"
<chove@westgatebank.com>
05/31/2006 03:22 PM

To <council@lincoln.ne.gov>
cc
bcc

Subject: 10th & Van Dorn Commercial development

I would urge the city council to approve the beautification and commercial development at 10th & Van Dorn. This is an excellent location for improvement and I believe this would help enhance the southwest entrance to Lincoln. Thank you for your service to the city of Lincoln.

Sincerely,
Chris Hove, Senior Vice President
West Gate Bank
6003 Old Cheney Road
P. O. Box 82603
Lincoln, NE 68501-2603

402-323-8998
Fax: 402-323-8999
Cell: 402-525-5888
chove@westgatebank.com



"John Decker"
<JohnD@douglastheatres.com>

05/31/2006 03:33 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject RE: 10th & Van Dorn Development

Dear Council Members,

I am writing you today to express my support for the proposed redevelopment project at 10th & Van Dorn. As a commuter who passes that location at least twice a day, I am rather familiar with the area and its current condition. I believe that Lincolniters would be well served by a revitalized project in that otherwise older area and the plans I've seen thus far are exciting. As you know, the Speedwayfolks have a great track record of quality redevelopment projects and I am confident they will complete a project of which the city can be proud. Moreover, it might just help raise a little sales tax revenue to boot!

Thanks for all that you do for the citizens of Lincoln.

Regards,

John Decker

CFO

Douglas Theatre Co.

201 N 13th Street

Lincoln, NE 68508

(402) 323-6700

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"Rex Bevins"
<rexbevins@alltel.net>
05/31/2006 03:33 PM

To "Patte Newman \ (E-mail\)" <Council@lincoln.ne.gov>
cc "Coleen Seng \ (E-mail\)" <mayor@ci.lincoln.ne.us>
bcc
Subject 10th & Van Dorn Development Project

Dear Patte:

I am writing in strong support for the beautification and commercial enhancement project proposed by B & J Partnership at 10th and Van Dorn Streets. I have seen the architect's rendition of how this site would look once it is developed by B & J Partnership. This development project would certainly beautify the area and its commercial development would enhance Lincoln's economy.

I have had considerable dealings with the Smith family and B & J Partnership over the past 25 years and know of their passion for the city of Lincoln. This passion is supported by the money they have invested in community improvement projects. Some of the projects that I am personally acquainted with are: Goodwill Building/South 17th Street Shops, which won a Community Improvement Award in the year 2000; H.P. Lau Building, in our historic Haymarket, which also won a Community Improvement Award in 2000; the Star Complex, which won a PAL Award in 2000 and a Community Improvement Award in 1997; and the Magee Building which won a DLA Builder Award in 1996. I know there have been other projects, such as the Coddington Shopping Center and the 700 Van Dorn Project, which also have made significant improvements to these areas. B & J Partnership has an excellent track record.

It is my understanding that for the 10th and Van Dorn project to proceed, the Council would need to support the Planning Commission's unanimous recommendation that the entire site be rezoned to B-1 Commercial. I strongly endorse the 10th & Van Dorn development project and urge you to vote to rezone the site and approve the 10th & Van Dorn project as proposed by B & J Partnership.

Thank you for considering my request.

Rex Bevins
Rex Bevins & Associates



"Fred Briggs"
<fbriggssr@neb.rr.com>
05/31/2006 04:09 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject 10th and Van Dorn

If this plan for commerce, something sorely missing in this community, is not approved, this council needs to seriously needs to examine why it exists. These are investors putting their money at risk instead of buying out enterprises which require a large sponsorship by a city department to stay afloat or start a business. They purchase their sites; they don't come begging for free land or TIF. You want rid of eyesores at the entrance to our city, here's an opportunity at no expense to the taxpayer.



"David Lux"
<dlux@saintpaulumc.org>
05/31/2006 04:28 PM

To "City Council" <council@lincoln.ne.gov>
cc <council@lincoln.ne.gov>
bcc
Subject proposed development at 10th and Van Dorn

Dear City Council members,

I am writing to add my support for the proposal for commercial development at 10th and Van Dorn by Speedway Properties. I think their proposal would be good for that area of the city and provide an attractive visual area as people were coming into Lincoln from the west. Speedway Properties has a record of building and commercial projects that have enhanced the community of Lincoln and won awards for community improvement, including the Goodwill Building on South 17th, the Development on Van Dorn between 6th and 8th Streets, the Magee Building downtown, the H.P. Lau Building in the Haymarket, the Coddington Shopping Center on West A, and the Star Complex across from Saint Paul Church in the downtown area.

I understand Lincoln's Planning Director and the Planning Commission have approved this plan, and I would hope that the City Council would follow suit. It appears to be a proposal that would enhance and beautify an area that needs help. The proposal makes good sense. Please give the proposal your thoughtful consideration and approval.

Sincerely,

Pastor David Lux
Senior Pastor, Saint Paul United Methodist Church



"Larry McQueen"
<LMcQueen@hampton1.com
>

05/31/2006 04:26 PM

To <council@lincoln.ne.gov>
cc <mayor@ci.lincoln.ne.us>
bcc
Subject

May 31, 2006

Members of the City Council

555 South 10th Street

Lincoln, NE68508

Dear Council Members,

It has come to my attention that the city is coping with some serious revenue short falls and is also contemplating taking advantage of the valuation increases. This can only create a heavy burden on the tax payer.

It would seem to be only prudent that the council would have a high priority in encouraging growth in the tax base, an increase in sales tax revenue and the provision of additional jobs.

The 10th and Van Dorn proposal provides this opportunity. I believe it is time to pay attention to "needs" rather than "wants".

Sincerely,

Joe Hampton



"Mary-Jo Bousek"
<MJBOUSEK@peoplepc.com
>

05/31/2006 05:11 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject 9th and Van Dorn improvement

I understand that the council will consider the application from Speedway Motors to improve the 9th and Van Dorn intersection. In my opinion, this would be a good improvement for the neighborhood and the city of Lincoln. Even though the neighbors may not realize it, a nice commercial establishment can enhance this lackluster piece of real estate and also other properties in the vicinity. I hope you will approve this. Mary Jo Bousek



"Andrew Hove"
<ahove@neb.rr.com>
05/31/2006 07:38 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject 10th & Van Dorn development

Dear Council members,

I would like to encourage you to follow the unanimous recommendation of the Planning Commission and rezone the entire property at 10th & Van Dorn to B-1 Commercial.

I have seen the proposed development for this property and I am convinced it would be an excellent addition to the city. Several of the properties at this location are currently condemned or are substandard and do not portray a positive image for the southwest entrance to Lincoln.

I appreciate your consideration of this zoning issue and I hope you will see your way clear to make the changes to allow this development move forward.

Respectfully submitted,

Andrew C. Hove, Jr.
6610 Blue Ridge Lane
Lincoln, NE 68516
402-420-5111



"Tina Miller"
<tmiller1969@hotmail.com>
05/31/2006 09:18 PM

To council@lincoln.ne.gov
cc
bcc
Subject 10th VanDorn

I definately support the redevelopment of 10th and VanDorn. I drive that way to and from downtown everyday and it is not an appealing area. It would be nice to have a nicer entrance to Lincoln from the west also!!!

Tina Harrill



"Pat Genzmer"
<mrsgez@hotmail.com>
05/31/2006 09:32 PM

To council@lincoln.ne.gov
cc
bcc
Subject

Dear City Council,

I am writing in support of the beautification and commercial enhancement proposed for the southwest entrance to Lincoln at 10th & Van Dorn Streets by B & J Partnership/Speedway Properties. This intersection definitely needs some sort of improvement.

I have had the opportunity of working with Speedway Properties on rental properties. Speaking on behalf of myself and not the State of Nebraska, it is my personal opinion that the space leased by the State at 8th and Van Dorn was remodeled to meet the State's specific needs. I am very pleased with the service and quality of construction provided by Speedway and I am confident that this high standard will be maintained in possible future ventures with Speedway Properties.

Speedway Properties is obviously dedicated to providing excellent development and redevelopment work throughout our City.

Thank you for your attention to my opinion.

Pat Genzmer
3800 Lynchburg Court
Lincoln, NE 68516

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YOUNG2800@aol.com

05/31/2006 09:58 PM

To council@lincoln.ne.gov

cc cfsmith@speedwaymotors.com

bcc

Subject Letter of support for 10th and Van Dorn

This letter is in support of the proposed business development and beautification project at 10th and Van Dorn in Lincoln, by the Smith family of Speedway Motors. As I understand it this visible corner is currently zoned B-1 and O-2 Commercial with R-2 Residential zoning also on the site. The Lincoln Planning Department supports rezoning the entire site to B-1 Commercial so as to provide safe ingress to commercial development with park-like landscaping. Again, as I understand it, the application for rezoning was recommended by Lincoln's Planning Director and was approved by the Planning Commission on an 8 to 0 vote.

I have seen the proposed plan as developed by the real estate division of Speedway Motors and am convinced that it would enhance the southwest entrance to Lincoln via 10th and Van Dorn. I pass by that intersection regularly and am impressed by the plan as proposed.

Speedway Motors has done a lot in the past to improve Lincoln in its many other development projects.

Otis Young
Senior Minister, First-Plymouth Congregational Church.



Christopher Sommerich
<csommerich@inebraska.com>

05/31/2006 10:32 PM

To council@lincoln.ne.gov

cc

bcc

Subject: 10th & Van Dorn re-zoning

Dear Lincoln City Council members:

I would like to encourage you to approve the rezoning request of the 10th & Van Dorn area to B1 commercial. This should be of greater benefit to Lincoln than the current degraded status of those properties, and Speedway Properties has a proven track record with other such projects (such as the new Goodwill building on south 17th Street).

It is important to be respectful of the surrounding areas when considering zoning changes such as this (which in this case includes the park and residential areas), but as a "concerned citizen" living in the area, I for one am hopeful to see this project go forward.

Sincerely,
Chris Sommerich
4070 S. 20th St.
Lincoln



walkingman
<walkingman@neb.rr.com>
05/31/2006 10:43 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject 10th & Van Dorn Project

I am writing to you in regards to the proposed project by B & J Partnership at 10th & Van Dorn Streets.

I drive by this location each morning and evening, to and from work, and believe that the project as presented will be a significant improvement over the current site. The residential units are an eyesore and beyond repair and this development, as designed, will certainly help improve the area.

The developers have done an excellent job in numerous other locations in Lincoln to improve properties including just west of the site near 7th & Van Dorn and in the Haymarket.

Additionally, the development of the property for commercial purposes will add both property tax and sales tax revenues to help the city meet its obligations to the people of Lincoln to keep the city a great place to live and raise a family.

I wholeheartedly agree with the Planning Commission's vote to rezone the property and approve the development as proposed.

Wade Walkenhorst
7548 South 37th Street
Lincoln, NE 68516



"Mark Hansen"
<mhansen@castone.com>
06/01/2006 07:32 AM

To <council@lincoln.ne.gov>
cc
bcc
Subject 9th / 10th & Van Dorn St. proposal

HelloCityCouncil Members

I would like to offer my support for the beautification and commercial enhancement that has been proposed for the southwest entrance to Lincoln at 10th & Van Dorn Streets. Since your approval of my own project at 3400 West "O" Street, I have become more aware of our surroundings within the community. I believe that other projects such as the 7th & Van Dorn complex and those that the City Parks & Rec. dept. are doing are certainly welcomed by the majority, both those people that live in Lincoln and those that visit.

If more of the depredated areas of Lincoln were addressed with the enthusiasm from local businesses as this particular project were, we would be a city without areas to improve. Your consideration on passing the B-1 Commercial zoning proposal would put this project on track.

Thank you.

Respectfully,

Mark Hansen

Thunderstone

402.420.2322

www.castone.com



"Dave Wilcox"
<Dave.Wilcox@ubt.com>
06/01/2006 08:04 AM

To <council@lincoln.ne.gov>
cc <cfsmith@speedwaymotors.com>
bcc
Subject RE: Proposed Development of property at 10th and Van Dorn

Dear Mr. Svoboda, Council Chair:

I have known the Smith family for many years and have seen the quality and care they put into every real estate development they do. It is with this knowledge that I highly recommend approval of the project at the location referenced above. I am positive that what they do will only enhance what is current there. As a longtime Lincoln resident (since 1964), I am as concerned as you are that Lincoln remain the homogenous city it has always been and I feel this zoning change will accommodate a park like setting along with the commercial development and that should make the current property more aesthetically pleasing. Thanks for your consideration.

Respectfully Submitted,

R. David Wilcox
Senior Vice President and Senior Trust Officer
Union Bank and Trust Company

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June 1, 2006

Re: B&J Proposed Redevelopment- 10th & Van Dorn

Dear City Council Members:

I am writing this letter as a private citizen residing in the Irvingdale neighborhood area and a local businessperson in support of the rezoning and redevelopment plan being proposed by B& J Properties for the above sight. The bank is not providing financing and we have no economic interest in the location other than our general interest for Lincoln's overall ongoing development and appropriate land use.

This is a busy intersection that is currently blighted. The proposed redevelopment would improve the appearance of the corner with a use that makes sense for the current traffic activity. The developers have worked with the Planning Department to address traffic issues and the Planning Commission supports the project. The developers have a proven track record and have completed numerous other projects over the years that have been desirable enhancements to the community.

There will possibly be a vocal minority of area residents that are opposed to this project. I urge you as the city leaders to not allow this to persuade you from doing what is right for this location in the long run. The reinvestments will actually help the neighborhood area by bringing an amenity it currently doesn't have plus improving the property. The businesses that locate there will be successful and will continue to reinvest in the property over the years, thus maintaining the area.

Thank you in advance for your support.

Sincerely,

Mark Hansen
Executive Vice President



"Mike Fosdick"
<MFosdick@SecurityFederal.net>

06/01/2006 08:46 AM

To <council@lincoln.ne.gov>

cc

bcc

Subject: Proposed development of 10th & Van Dorn

Council Members:

I was pleased to learn that the Lincoln Planning Department supports the rezoning of the 10th & Van Dorn corner, as proposed by the developer, Speedway Properties.

I drive through this intersection on my way downtown and on my way to Interstate 80 and I cannot express how pleased I was to hear that Speedway Properties has decided to, once again, invest their capital in improving a blighted area (in appearance) of our City.

I am the President of Security Federal and Security Federal sponsors a Community Improvement Award each month to recognize those individuals within our City that have invested their capital in improving the real estate in Lincoln, which makes our City a better place to live for all of the Lincoln citizens. I would like to let you know that Speedway Properties has received the Community Improvement Award many times and in different areas of our City, including but not limited to Downtown, Haymarket, South Street, South 17th Street, and Van Dorn Street, just to name a few that come to my mind. Speedway Properties cares about Lincoln Nebraska, which is evident by the number of Community Improvement Awards they have received.

I personally join the Lincoln Planning Department in supporting the beautification and commercial enhancement, as proposed by Speedway Properties, for the Southwest entrance to Lincoln at 10th & Van Dorn Streets and urged you to join in this support.

If you have any questions regarding the Speedway Properties' projects that have won the Community Improvement Awards, please do not hesitate to contact me.

Thank you.

Michael L. Fosdick

Business: 1330 N Street, Lincoln, NE68508(434-5811)

Home: 5411 S 90th Street, Lincoln, NE68526(489-1568)



"H. Arnold Wassenberg"
<HWASSENBERG@neb.rr.com>

06/01/2006 09:03 AM

To <council@lincoln.ne.gov>

cc

bcc

Subject Re: 10th & Van Dorn

Dear Council Persons:

Please vote for the development at 10th & Van Dorn. It will put a good face on the neighborhood.
Thank you.

H. Arnold Wassenberg
8101 Dundee Dr.
Lincoln, NE 68510
hwassenberg@neb.rr.com



"Doug Rotthaus"
<DougR@LincolnREALTORS.com>

06/01/2006 09:04 AM

Please respond to
"Doug Rotthaus"
<DougR@LincolnREALTORS.com>

To <council@lincoln.ne.gov>

cc <pnewman@lincoln.ne.gov>, <reschliman@lincoln.ne.gov>, <ksvoboda@lincoln.ne.gov>, <jcamp@lincoln.ne.gov>, <dmarvin@lincoln.ne.gov>, <jcook@lincoln.ne.gov>

bcc

Subject 10th & Van Dorn streets

Dear Council,

I would like to express my SUPPORT for the proposed development at 10th & Van Dorn streets. I support the position of the Planning Department and Planning Commission on the rezoning and development that is proposed.

As a former 15-year resident of the Irvingdale Neighborhood, this corner of the neighborhood has long been an eyesore. The proposed development will soon enhance the neighborhood and this part of our city. Please follow the Planning Department and Planning Commission's recommendation on this proposal.

The large park directly south of this location already fills the needs of the neighborhood, and in my opinion this development does not damage the character of the neighborhood -- in fact, I believe it enhances its character!

Please contact me if you have any questions. Thank you.

Doug Rotthaus
402-441-3625
DougR@LincolnREALTORS.com

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- 10vandorn02.jpg



- 10vandorn01.jpg







"Wallace A. Richardson"
<WAR@knudsenlaw.com>
06/01/2006 09:33 AM

To <council@lincoln.ne.gov>
cc "Clay F. Smith" <cfsmith@speedwaymotors.com>
bcc
Subject Application for Change of Zone--B and J Partnership

Members of the City Council:

I write to support the application of B and J Partnership for a change to B-1 zone at the corner of 10th and Van Dorn. Being familiar with a number of the development and re-development projects completed by B and J over the past several years, B and J has proven to be a good caretaker of the property it is developing as well as a developer that is sensitive to the character and needs of the neighborhood. 10th and Van Dorn is an important intersection and should be developed with a respect for the impression it can create for persons who travel through that intersection, and also for the people who live nearby. I believe B and J Partnership has demonstrated that it can address both of those needs in a quality development. I encourage you to vote in favor of its application.

Wallace A. Richardson



"Steve Guittar"
<steve@thompsonrealtygroup.com>

06/01/2006 09:57 AM

To <council@lincoln.ne.gov>

cc

bcc

Subject: Development at 10th & Van Dorn

Dear Council Member,

I support the development that has been proposed at 10th and Van Dorn, and I would encourage you to do the same. This project will provide additional employment opportunities and will increase the property taxes collected from the site. In addition to improving this site, the development will encourage investment and improvement in the surrounding residential properties. I think the developer has presented a very thoughtful and balanced plan to manage traffic in and out of the project area.

Lincoln needs commercial development in its older, established neighborhoods as well as on the newly developing areas at the edge of the city.

I would encourage you to approve and support this project.

Steve Guittar

Associate Broker
Thompson Realty Group
2930 Ridge Line Road
Lincoln, NE 68516

Cell (402) 430-6780
Office (402) 421-7700



"LIBA" <coby@liba.org>

06/01/2006 10:23 AM

To <council@lincoln.ne.gov>

cc

bcc

Subject: 10th & Van Dorn

Lincoln City Council,

The Lincoln Independent Business Association would like to encourage you to support the beautification and commercial enhancement being proposed at 10th & Van Dorn Streets. In short, this development will bring-in added property tax revenue, sales tax revenue and JOBS to the City. Thank you for your consideration.

Coby Mach
For The Board

Executive Director
LIBA - Lincoln Independent Business Association
620 North 48th Street Suite 205
Lincoln, NE 68504
Phone - 466-3419
Cell - 430-5554
email - coby@liba.org
www.liba.org

CUTSHALL & ASSOCIATES

1233 Lincoln Mall, Suite 201
Lincoln, Nebraska 68508

BRUCE A. CUTSHALL
TRENT P. NOWKA

TELEPHONE (402) 476-1440
FAX (402) 476-2469

June 1, 2006

To: Members of the City Council

From: Bruce A. Cutshall

Re: Proposed Development at 10th & Van Dorn

I am by this e-mail indicating my support for the commercial development proposed at 10th and Van Dorn Streets. I have had the opportunity to view conceptual plans for the proposed development and I am of the opinion that this development would enhance and be a beneficial use of this property. The developer has been the recipient of numerous community improvement awards for previous community improvement projects and this undertaking may also warrant such recognition.

It is my understanding that numerous structures within the boundaries of the proposed development have been condemned and it seems most fitting to seize the opportunity to improve this location through a well planned commercial development endeavor.

Thank you for your thoughtful consideration of this proposed commercial property development project.

BAC/jpc



"Richard Evnen"
<revnen@lincolnpoultry.com>
06/01/2006 10:50 AM

To <council@lincoln.ne.gov>
cc
bcc
Subject 10th & Van Dorn

June 1, 2006

City Council (via email: council@lincoln.ne.gov)
RE: Proposed development at 10th and Van Dorn

I am writing in support of the development at 10th and Van Dorn Streets proposed by B & J Partnership.

The design for this area has been well thought out. It provides a much needed commercial enhancement while making the location more visually appealing.

B & J Partnership has clear history of dedication to the success of our community through their past developments, including the Coddington Shopping Center and the 700 Van Dorn Development.

I look forward to a favorable outcome when the Council meets to consider this development. Thank you.

Sincerely,

Richard Evnen



"LAWRENCE R. JONES"
<thejonesboy@hotmail.com>

06/01/2006 10:53 AM

To council@lincoln.ne.gov

cc

bcc

Subject 10TH AND VAN DORN

I BELIEVE YOU ARE CONSIDERING A PROPOSAL THAT WOULD ENHANCE THE 10TH AND VAN DORN AREA. ANYTHING WE CAN DO TO BEAUTIFY OUR ACCESS POINTS INTO LINCOLN WILL BE BENEFICIAL. I WOULD SUPPORT IT AND HOPE YOU WILL ALSO.

LARRY JONES



"Tim Gergen"
<tgergen@oaconsulting.com>

06/01/2006 11:28 AM

To <council@lincoln.ne.gov>

cc

bcc

Subject 10th & Van Dorn development

Dear Council Members-

I am an engineer with Olsson Associates and have had the fortunate opportunity to work with some great developments in the City of Lincoln and have learned a great deal from the outside consultants these developers have brought in. These consultants have stressed the importance of strategically placed parks and open spaces. The strategic placement of these green spaces need to be friendly to the pedestrian located in the heart of a residential area and not in the middle of 3 busy streets. I believe the proposed development at the corner of 10th and Van Dorn is an ideal location for a small commerce point as proposed by the potential developer. It would be hard for me to consider this corner would ever be developed for residential or park purposes due to the nature of the traffic patterns on the adjacent streets.

I thank you for your time and letting me voice my opinion. If you have any questions or comments please contact me.

thanks

Tim Gergen

Olsson Associates

1111 Lincoln Mall

PO Box 84608

Lincoln, Nebraska 68501-4608

(402) 474-6311 or

(402) 458-5914 direct



ELIZABETH.MORGAN@usbank.com

06/01/2006 12:58 PM

To council@lincoln.ne.gov

cc

bcc

Subject 10th & Van Dorn Development

Per a May 22 article in the Lincoln Journal Star, I understand that the property development at 10th & Van Dorn will be discussed at the June 5 City Council meeting. I do not often offer an opinion on areas of the City that are outside my immediate environ, but feel compelled to offer an opinion in this instance.

I have often thought the location to be an eyesore, particularly as a gateway to the City. Since it is already a heavily trafficked area, a presentable business development can only be an improvement. A short jaunt away is the 700 Van Dorn renovation, which is quite an improvement over the previous use. B & J Properties' expertise in developing a stressed property into well-planned business environment is also evident in the attractive Goodwill store on 17th Street.

I believe the neighborhood has a nice green space in Van Dorn Park, offering them an amenity that most residents in Lincoln do not have such close access to. I hope you will favorably consider the request for rezoning to Commercial, as recommended by our own Planning Commission.

Beth Morgan, Vice President
U. S. Bank, Commercial Banking
233 South 13th Street, OM-NE-LT9
Lincoln, NE 68508
Ph: (402) 434-1055
Fax: (402) 434-1110

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=====

=



"Harris, Doug"
<Doug.Harris@twcable.com>
06/01/2006 01:32 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject Support for Speedway Properties' Proposed Development at
10th & Van Dorn

Members of the Council:

The purpose of this email is to communicate my support for the above development between 2703 South 9th through 2757 South 10th. With proximity and access to the bypass, this location is literally the southwest entrance to Lincoln at 10th and VanDorn Street. Today it is an eyesore that I encounter almost every time I travel from my office to downtown Lincoln. The beautification and commercial enhancement resulting from the Speedway Properties project will completely transform the area both in terms of aesthetics and functionality.

Previous development projects by this team clearly represent their capability to get the job done while enhancing the community of Lincoln. I cite several examples to illustrate this:

1. The development at **700 Van Dorn**, which is nearby the proposed project, completely renovated the former Standard Meat Building. It also added attractive retail/office space along Van Dorn Street. As you may be aware, this project received the **2004 Community Improvement Award**.
2. Four antiquated buildings vacated by the Good News Broadcasting Company were renovated to become the **Star Complex**. The Star Complex was redesigned and completely renovated from a single tenant complex into multi-tenant office buildings. Today's tenants include Hawkins Construction, Merrill Lynch and the Lincoln Chamber of Commerce. The Chamber's presence, alone, speaks volumes since it typically is the first impression when the Lincoln Partnership for Economic Development recruits new businesses into the city. This project received the **2000 PAL Award** and the **1997 Community Improvement Award**.
3. One of my favorite B & J Partnership projects is the **H. P. Lau Building**. After being vacant for over 20 years, this location was renovated from an antiquated single tenant complex into a multi-tenant office/retail building. Some of the current tenants include Buzzard Billy's, the Starlite Lounge and El Potrero Mexican Restaurant. The development is clearly attractive to business owners and their clientele (including me). This project received the **2000 Community Improvement Award**.
4. The **Coddington Shopping Center** located at Coddington Avenue and West A Street is a project that demonstrated B & J Partnership's ability to work in concert with the City of Lincoln and the impacted neighborhood associations. With Russ's Supermarket as the anchor tenant this center has developed to include a bank and several retail shops.

There are certainly numerous other success stories for B & J Partnership, however I believe these examples represent a good cross section of their body of work. They have a track record demonstrating innovation, creativity and the ability to rejuvenate Lincoln. The proposed development at 10th and Van Dorn is yet another opportunity for the City of Lincoln to leverage the resources of the B & J Partnership. I urge the Council to wholeheartedly support this project.

Regards,

Douglas B. Harris
Time Warner Cable
Vice President/GM Digital Phone - Nebraska Division
5400 South 16th Street
Lincoln, NE 68512

doug.harris@twcable.com
402-421-0309
402-421-0305 Fax



BLEster@ameritas.com
06/01/2006 01:55 PM

To Council@lincoln.ne.gov
cc
bcc
Subject

Dear Lincoln City Council Members,

I am writing to you today to express my full support for the beautification and commercial enhancement of 10th and Van Dorn streets as proposed by B & J Partnerships. This significant commercial development with park like landscaping at this very important southwest gateway to Lincoln is the appropriate development for this site. As a lifelong resident of south Lincoln I have always been disappointed and embarrassed by the condition of the properties at this location. With B & J's history of numerous successful community improvement projects they are the right partner to improve the image of this neighborhood and this entrance to Lincoln.

As you know, Lincoln's own respected experts, the Lincoln Planning Department, supports the rezoning of this site. The Planning Commission recommended approval on an 8 to 0 vote! It is time to act appropriately and move forward with a project that will improve property values and beautify our city.

I appreciate your time and consideration and encourage your support of this very favorable development.

Sincerely,

William W. Lester
President and CEO
Ameritas Investment Advisors Inc, A UNIFI Company
phone 402-467-6959
fax 402-467-6970
blester@ameritas.com

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June 1, 2006

Dear City Council Members,

I am writing to you, to voice my support for the proposed development at 10th & Van Dorn.

Clay Smith and his family have done so many great improvement projects in this city. Their work on the Goodwill Building, the Magee Building and the 700 Van Dorn development just to name a few, were very well done and fit their locations perfectly.

The conceptual plans for the proposed development look great and would definitely enhance the area.

I am confident that this project at 10th & Van Dorn will be done in a first class manner. I hope that you too, will support this project.

Sincerely,

Mike Minnick, President
DuTeau Chevrolet Subaru



"Greg Key"
<Greg.Key@weitz.com>
06/01/2006 02:04 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject 10th and Van Dorn

Honorable Members of City Council,

I am writing to express my support of the proposed redevelopment project at 10th and Van Dorn. In its current state the property is under utilized and an eye sore to those entering and exiting our city using that access point. You have before you and opportunity to improve our city, do not waste it.

As an active participant in Lincoln's construction and development community, I have had the opportunity to see the proposed commercial development that Speedway Properties proposes. The upsides of additional property taxes, sales tax revenues and job growth coupled with the beautification that will occur far out way any downsides that might exist. I see no reason for anything less than 100% approval from City Council.

Additionally, support of our local developers is critical to the future growth of our city. Speedway Properties has exhibited good stewardship of its resources over the years with local investments in development of new properties and redevelopment of existing properties. Their efforts with properties like the H.P. Lau building in the Haymarket, the Goodwill Building on South 17th street, the Star Complex, the Magee Building, and the Coddington Shopping Center have all improved our quality of life, beautified the city and created additional jobs, taxes and community resources. Recognition and support of their efforts should continue. Without it we will continue to be viewed as a city that is unfriendly to developers. Help change that mentality.

You hold the keys to our communities future. Use them to unlock our potential.

GROWTH IS GOOD!

Regards.

Greg Key
Branch Manager

The Weitz Company
3201 Pioneers Blvd., #110
Lincoln, NE 68502
Ph. 402-489-4001
Fax 402-489-4088
Cell 402-440-5357
Greg.Key@weitz.com

BUILD IN GOOD COMPANY.

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"Dean Hestermann"
<DHestermann@labenz.com>

06/01/2006 02:07 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject Development at 10th and Van Dorn

LincolnCity Council:

When I was growing up, my Grandfather would always park in front of the Salvation Army building down at HayMarket Square on Husker football Saturdays. Before going to the game, we would always take a look around the Salvation Army store and look for any interesting items that would mark our day. After moving back up to Nebraska a few years ago, my wife and I were eating down at the HayMarket Square. I wanted to see how the Salvation Army building had changed over the years. I learned that a significant investment by B&J had dramatically changed the building's landscape and now its tenants are a part of our downtown destinations.

I am in favor of the commercial development and landscaping proposals set forth by B&J Properties for the 10th and Van Dorn location. I believe that Lincoln needs to take advantage of targeted development in order to support vital future economic and residential growth. B&J Partnership has shown a continued commitment to the city of Lincoln, and has been recognized several times with Community Improvement Awards. Lincoln needs to partner with a local business which supports future community objectives.

Sincerely,

Dean Hestermann
Labenz & Associates LLC
dhestermann@labenz.com
Direct Phone (402) 437-8381

Fax (402) 437-8399

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"Jane Rolf"
<jrolf@crgnebraska.net>
06/01/2006 03:05 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject 10th & Van Dorn

Dear City Council Members,

Please approve the proposed development at 10th Street & Van Dorn Blvd. I drive through this intersection on a daily basis. As it sits today, it is run down and is ready for a new look. Van Dorn Blvd is busy entrance to the city, and the new center will improve the image of Lincoln. Adding the center at 10th & Van Dorn Blvd would also increase the property tax revenues. Also, the high traffic intersection has many fast moving automobiles and large semi-trucks making it unsuitable homes and unsafe for children.

Again, please approve the proposed development at 10th Street & Van Dorn Blvd on June 5, 2006. Thank you.

Jane Rolf
7333 South 16th Street
Lincoln, NE 68512
(402) 525-6130

**ADDENDUM
TO
DIRECTORS' AGENDA
MONDAY, JUNE 5, 2006**

I. MAYOR -

1. NEWS ADVISORY - RE: Mayor Seng's Public Schedule Week of June 3 through 9, 2006 -Schedule subject to change.
2. NEWS RELEASE - RE: Section Of South 56th Street To Close Monday.
3. NEWS RELEASE - RE: Right-Turn Lane At 14th & Highway 2 To Close Monday.

II. CITY CLERK - NONE

III. CORRESPONDENCE

A. COUNCIL REQUESTS/CORRESPONDENCE - NONE

B. DIRECTORS AND DEPARTMENT HEADS -

PLANNING

1. Memo from Marvin Krout - RE: Prairie Village North (Bills 05R-262 and 05-164).

C. MISCELLANEOUS -

1. 43 E-Mail's from Mark Hansen; Mitch Schaninost; Steve Erwin; Matt Bergmeyer; Martin Massengale; Paula Dicerio; Paul & Mindy Edwards; Terry Kreifels; Maggie Higgins; Christi Chaves; Richard Herink; John White; Jan Labenz; George Hancock; Ron Wachter; James Lamphere; Anna Cox; Daniel Black; Len Muma; Paul Conley; William Rchter; Daniel Stogsdill; Seth Weatherfield; Matt Harris; Anthony Rager; Alan Fosler; Shanna Cole; John Dittman; Tom Schleich; David Buntain; Bill Etmund; Rebela Swenson (2); Robert Nefsky; Eversoll; Cynthia & Norman Monroe; Alice Dittman; Jack Campbell; David Schmidt; Andy Neil; Janice Driesbach; Nader Sepahpur; Monte Froehlich; - RE: In SUPPORT of Commercial Development on 10th & Van Dorn.
2. 4 E-Mail's from Lloyd Hinkley; David Miller; Angela Scheinost; Mary Roseberry-Brown; - RE: OPPOSED to the Commercial Development on 10th & Van Dorn.



NEWS ADVISORY

MAYOR COLEEN J. SENG

lincoln.ne.gov

Date: June 2, 2006

Contact: Diane Gonzolas, Citizen Information Center, 441-7831

Mayor Seng's Public Schedule Week of June 3 through 9, 2006

Schedule subject to change

Saturday, June 3

- Public information meeting on possible flu pandemic - 9 a.m., "F" Street Rec Center, 1225 "F" Street
- Epsilon Sigma Alpha State Convention, remarks - 10 a.m., Ramada Limited, 1511 Center Park Road
- Lincoln Pride Event, remarks and proclamation - noon, 18th and "N" streets

Monday, June 5

- City-County Common Meeting - 8:30 a.m., County-City Building, room 113, 555 South 10th Street
- Food Bank Empty Bowls Luncheon - 12:15 p.m., Embassy Suites, 1040 "P" Street

Tuesday, June 6

- National Management Association/Leadership Link Awards Luncheon, remarks, proclamation and present awards - 11:30 a.m., Governor's Mansion, 1425 "H" Street

Wednesday, June 7

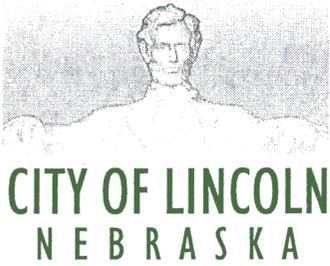
- United Way Leadership Giving Breakfast - 7:30 a.m., Country Club of Lincoln, 3200 South 24th Street
- Lincoln Public Schools Foundation Joint Annual Board and Trustee Luncheon - 11:30 a.m., Lincoln High School, 2229 "J" Street

Thursday, June 8

- NeighborWorks Awards Lunch, remarks and proclamation - noon, Cornhusker Marriott, 333 South 13th Street
- Cornhusker Girls State visit from town mayors - 2:45 p.m., County-City Building, room 206, 555 South 10th Street
- Mayor's Neighborhood Roundtable - 4:30 p.m., County-City Building, room 113, 555 South 10th Street
- Lincoln Solid Waste Management Association 56th Annual Spring Event - 5:30 p.m., Isles Reception Hall, 6232 Havelock Ave.

Friday, June 9

- St. Vincent DePaul Midwest Regional Meeting, remarks - 1:20 p.m., Villager Ballroom, 52nd and "O" streets
- Celebrate Lincoln Parade of Nations opening ceremony, remarks - 5:45 p.m., 12th and "N" streets
- Seniors Foundation 25th Anniversary Celebration, Key to the City to Art Linkletter, present awards - 6:45 p.m., Cornhusker Marriott, 333 South 13th Street



NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

PUBLIC WORKS AND UTILITIES DEPARTMENT

Engineering Services, 531 Westgate Blvd., Lincoln, NE 68528, 441-7711, fax 441-6576

FOR IMMEDIATE RELEASE: June 2, 2006

FOR MORE INFORMATION: Charles Wilcox, Public Works and Utilities, 441-7532

SECTION OF SOUTH 56TH STREET TO CLOSE MONDAY

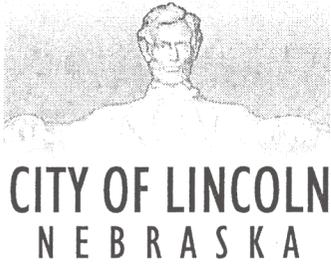
South 56th Street from Shadow Pines Drive to Thompson Creek Blvd. will close to local traffic Monday, June 5 following the morning commute and will remain closed until early winter. This section of South 56th Street will be widened from two lanes to four.

During this time, Pine Lake Road east of South 57th Street will be opened to 70th Street with access for property owners on Pine Lake Road at 59th Street, 61st Street and Campbell's Nursery. The intersection at 56th Street and Pine Lake Road will not be opened for east/west travel until late winter.

Property owners in the Shadow Pine subdivision have received correspondence explaining access, and businesses within the closure area have received advisories. Message signs explaining the closure also are in place.

The closure is the final phase of a two-year project that also includes the widening of Pine Lake Road from two to four lanes from 40th to 61st streets.

Additional information on this and other City Public Works and Utilities construction projects is available on the City Web site at lincoln.ne.gov (keyword: projects).



NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

PUBLIC WORKS AND UTILITIES DEPARTMENT

Engineering Services, 531 Westgate Blvd., Lincoln, NE 68528, 441-7711, fax 441-6576

FOR IMMEDIATE RELEASE: June 2, 2006

FOR MORE INFORMATION: Charles Wilcox, Public Works and Utilities, 441-7532

RIGHT-TURN LANE AT 14TH AND HIGHWAY 2 TO CLOSE MONDAY

Beginning at 9 a.m. Monday, June 5, the right-turn lane from Highway 2 to South 14th Street will be closed for two to three days. A temporary signal will be installed at the intersection as the Burlington Northern Sante Fe (BNSF) Railway replaces and modifies the crossing pads just south of the intersection. Southbound traffic on 14th Street will be re-routed to South 27th Street during this closure.

Following the BNSF work, the City will begin work to widen the single right-turn lane from Highway 2 to South 14th Street into two lanes. The project also includes traffic signal improvements and work on the medians on both the north and south sides of the intersection. All work will be done during non-peak traffic hours, and the widening is expected to be completed by late July.

Additional information on this and other City Public Works and Utilities construction projects is available on the City Web site at lincoln.ne.gov (keyword: projects).

MEMORANDUM

TO: City Council

FROM: Marvin S. Krout, Director of Planning 

SUBJECT: Prairie Village North (Bills 05R-262 and 05-164)

DATE: June 5, 2006

cc : Mayor Seng
Ray Hill and Greg Czaplewski, Planning
Rick Peo, Chief Asst. City Attorney
Randy Hoskins and Dennis Bartels, Public Works
Peter Katt

Item 16 on the June 5 Council agenda concerns revised annexation agreements for the Prairie Village North development proposed for land that is east of North 84th Street and both north and south of Adams Street in northeast Lincoln. The Council previously divided this land into two sections: the north commercial/apartments area and the south commercial/single family area, and approved Planned Unit Development zoning for both sections, subject to approval of annexation and annexation agreements.

Staff and the applicant have divided the agreement into two sections following the PUD sections, and spent several months redrafting the two new agreements and negotiating revisions requested by the applicant. The new agreements reflect the recent court decision on impact fees, and contain the new "model" language used in the most recent annexation agreements. The parties reached agreement on a number of issues, including:

- The previous agreement required right turn lanes on 84th Street at the 1/4 and 1/2 mile points north of Adams to be installed with any commercial development north of Adams. The new north side commercial/apartment agreement allows up to 100 peak hour trips from commercial development at each of these locations with no improvements required.
- The previous agreement triggered major improvements to North 84th Street and Adams Street west of 84th Street if commercial development on the north side of Adams reached 600 peak hour trips or 200,000 square feet of floor area. The new north side agreement removes the floor area trigger.

- The previous agreement required the applicant to build a 4-lane concrete improvement for Adams east of 84th Street to 87th Street with transition to a 3-lane asphalt section further east, with any commercial development north of Adams. The new agreement allows the applicant to build a temporary 3-lane asphalt street between 84th Street and 87th Street with an extended westbound left-turn lane in Adams at 84th Street, when traffic from the commercial development north of Adams reaches 100 peak hour trips, and defer the permanent improvement until that traffic reaches 600 peak hour trips.
- Staff has agreed to remove the requirements for the applicant to improve and signalize the intersection of North 84th Street and Havelock.
- In order to move an existing electric distribution line out of the way of right turn road improvements along the east side of 84th Street (as well as preserve the ability to widen 84th to six (6) lanes without relocating bodies from the cemetery on the west side of 84th Street), staff, applicant and LES have agreed to a three-way cost-sharing arrangement that would replace the existing towers supporting the major transmission line with simpler-looking poles (like those on Yankee Hill Road) and co-locate the existing 35k electric distribution line onto the new poles. This plan is preferred to relocating the distribution line, overhead and to the east of the existing transmission line, and leaving the existing towers.

However, there are still a couple of major differences regarding the north side agreement. The applicant indicates that in the original agreement, he was contemplating the anchor store (Wal-Mart) paying a large portion of the off-site road network improvement costs. Without a commitment of that type, he is unable to advance the cost of all the improvements in the original agreement and hope that the commercial development occurs quickly and reimburses him with directed impact fees quickly. Specifically, the applicant continues to object to paying for:

1. Widening/reconstruction of North 84th Street both north and south of the intersection with Adams, to create dual left turn lanes southbound to eastbound on Adams and northbound to westbound on Adams.

And is no longer willing to pay for:

2. Improving Adams from two lanes to three lanes west of the transition from improvements at the intersection with North 84th Street, from North 82nd Street to North 75th Street – either to a permanent concrete urban section with curb and gutter that is reimbursable. or a temporary asphalt improvement with ditches that is non-reimbursable.
3. The paving cost of eastbound and westbound right-turn lanes at 70th Street and Adams if and when the City decides to make these improvements.

Staff understands the difficulty that the applicant is facing; however, the City does not have the funds to construct these improvements, and may not have these funds for many years. The Comprehensive Plan provides clear guidance on this issue. The Plan calls for improvements to be made "concurrent" with new development, so that the City does not continue to fall farther and farther behind in making necessary road improvements in its growth areas.

q:\cc\memo re Prairie Village North 060506 



WebForm
<none@lincoln.ne.gov>
06/01/2006 03:26 PM

To General Council <council@lincoln.ne.gov>
cc
bcc
Subject InterLinc: Council Feedback

InterLinc: City Council Feedback for
General Council

Name: Mark Hansen / Thunderstone
Address: 3300 S. 6th Street
City: Lincoln, NE 68502

Phone: 402-420-2322
Fax: 402-420-2542
Email: mhansen@castone.com

Comment or Question:
City Council Members

I would like to take a moment to acknowledge your time and support of my 3400 West "O" St. project. I began turning the thought of a new facility into reality over a year ago. We are just this week ready to begin footings.

In the beginning, I had not a clue as to the time, money and effort required to accomplish such a task, nor was I familiar with the processes required to design & engineer the plans, select a site and then make the site fit our needs. Oh boy; I am such a smart guy now!

It was a good feeling to witness the cooperation and diligence of the council once I managed to stand before you. Your enthusiasm of this project generated even more enthusiasm for myself and I am confident that the completed structure will please you all. I am anxious for the completion date to arrive.

I will make a point to invite you all to our open house next spring so that you can see first hand what you have had a part in.

Again, thank you for your help.

All the best,

Mark Hansen
Thunderstone, LLC



"Mitch Schainost"
<mitch@haberfeld.net>
06/01/2006 04:04 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject support for proposed zoning change 10th & Van Dorn

Dear City Council Members,

I'm writing you in support of the proposed zoning change at 10th & Van Dorn for the beautification and commercial enhancement project proposed by B&J Partnership.

Although I understand the Planning Commission unanimously approved it, I feel it is important for residents to let you know what we think, and how we feel about proposed developments; what a wonderful development this would be for an area that is currently mostly an eyesore! Not to mention the positive impact it will have on our property tax base and sales tax revenue. This evidently is needed, as I received a property tax increase of 30% in the mail today.

Please take this opportunity to beautify Lincoln a bit more and add to our tax base by approving the rezoning request.

Thank you,

Mitch Schainost

6407 Rainier Drive, 68510



STEVE.ERWIN@usbank.com
Sent by:
JUDITH.CRIPE@usbank.com

06/01/2006 03:49 PM

To council@lincoln.ne.gov

cc

bcc

Subject 10th & Van Dorn development

Lincoln City Council Members:

Please accept this email as support for the development of the property at 10th & Van Dorn streets and the rezoning of this property to B-1 Commercial for the entire site. The 10th and Van Dorn location is a gateway into our already beautiful downtown area, and it is important for our city to continue to develop such areas for commercial use. The proposed development will feature commercial space in a landscaped setting which will improve the appearance of the entire 10th & Van Dorn area.

Speedway Motors have been active in development throughout the city. Their past projects have proven that they are excellent community stewards and always have the best interests of our citizens and community in mind. The Planning Commission has given unanimous support to the 10th & Van Dorn redevelopment, and I hope that the Lincoln City Council will also grant approval for this important project.

Thank you.

Steve Erwin
President
U. S. Bank

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=====



"Bergmeyer, Matthew"
<mbergmeyer@fnni.com>

06/01/2006 04:35 PM

To: council@lincoln.ne.gov

cc

bcc

Subject: Please vote in favor of 10th and Van Dorn Project

Members:

I am writing in support of the proposed development at 10th & Van Dorn by B & J Development/Speedway Properties. As one of their financial institutions, we take considerable pride in the years of time and effort the Smith family has put into this community.

This specific project is typical of many of the projects they've completed over the years. Including many award-winning projects like the H.P. Lau building, the Magee building and the 700 Van Dorn development. When reviewing the current parcels vs. the plans I've seen for this project; there's no comparison. These are destination-type projects that improve morale, as well as our tax base.

As a family-owned bank with over 7,000 employees, I can safely say that this is one of our most valued clients. I urge you to support B&J in their proposed endeavors at 10th and Van Dorn Streets.

Thank you.

Matt Bergmeyer

First National Bank

134 S. 13th St. Suite 100

Lincoln, NE 68508

(402) 323-5251

www.firstnationallincoln.com



"Dr. Martin A. Massengale"
<mmassengale1@unl.edu>

06/01/2006 04:44 PM

To council@lincoln.ne.gov

cc

bcc

Subject Development at 10th & Van Dorn

MEMO TO: Members of the Lincoln City Council

RE: Development of the Area at 10th and Van Dorn Streets

I am pleased to write in support of developing the area at 10th and Van Dorn Streets as well as the proposed project plan submitted by Speedway Properties. I, personally, drive by this area almost daily, and it is not an impressive site in its current state. The site in its present condition does not favorably display the City of Lincoln as a vibrant and growing city.

The proposed project submitted by Speedway Properties impresses me as an appropriate one and well suited to the area. I have known the Smith family for many years and am familiar with most of the development projects they have done in Lincoln. Their previous projects have been well designed, aesthetically pleasing and a credit to both the city and owners. The Smith's are highly respected and valuable members of the Lincoln community, and I am sure would develop a project for the area mentioned in which we all could take a great deal of pride.

I would urge the city to give approval to the proposed Speedway Properties project plan and move forward with rebuilding the area.

Your favorable consideration of this request shall be gratefully appreciated.

Martin A. Masssengale



"Paulina Dicero"
<pdicero@fowlercustomhome
s.com>

06/01/2006 05:07 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject Support for proposed development at 10th & Van Dorn

Dear City Council Members,

I am writing this email in support of the proposed development by B & J Partnership, to be located at 10th & Van Dorn Streets. This development will enhance the neighborhood with a commercial center which not only will help support the growth and beautification of the neighborhood, but will also improve several strategic entrances into Lincoln along Highway 2, Van Dorn and the By-Pass.

B & J Partnership have had an outstanding record of successful improvements and awards for their developments concerning the Goodwill Building at South 17th, the H.P. Lau Building, the Star Complex, Coddington Shopping Center, and 7th & Van Dorn.

I trust that this development will be as outstanding as the previous ones and will greatly improve the area from what exists there now and I encourage you to vote to pass this development.

Paula Dicero
SNB Management Corporation
1233 Infinity Court
Lincoln, NE 68512
402.420.2950



"Paul Edwards"
<edwards68522@earthlink.ne
t>

06/01/2006 05:11 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject Support for the Proposed Development at 10th & Van Dorn

Members of the City Council,

We are sending this email in support of the beautification and commercial enhancement that is being proposed for the southwest entrance to Lincoln at 10th & Van Dorn Streets. We have lived at 2230 West Laguna Rd for 16 years. The upgrading at Coddington and West A, which was done by the same sponsor as the 10th and Van Dorn proposal has been a terrific enrichment to our neighborhood. We are sure that the residents near 10th and Van Dorn will experience the same value added experience. Thank you in advance for your support on this issue. Paul & Mindy Edwards

Paul & Mindy Edwards

2230 West Laguna Rd

LincolnNE68522

477-7832



"Terry Kreifels"
<tkreifels@alltel.net>
06/01/2006 06:02 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject 10th and Van Dorn

Dear Council Members,

I am writing to urge your support for the proposed redevelopment plan for the intersection at 10th and Van Dorn st. I believe the proposed commercial development will be a positive improvement to the area and neighborhood and our city in general. Please support this project.

Thank You,
Terry Kreifels
President
Action Plbg & Htg. Inc.
P 402-423-6960
F 402-423-6978

No virus found in this outgoing message.
Checked by AVG Free Edition.

Version: 7.1.394 / Virus Database: 268.8.0/353 - Release Date: 5/31/2006



WebForm
<none@lincoln.ne.gov>
06/01/2006 06:15 PM

To General Council <council@lincoln.ne.gov>
cc
bcc
Subject InterLinc: Council Feedback

InterLinc: City Council Feedback for
General Council

Name: Maggie Higgins
Address: 2320 South 48th Street, Ste. 101A
City: Lincoln, NE 68506

Phone: (402) 489-6110
Fax:
Email: mhfs@neb.rr.com

Comment or Question:
Dear City Council Member:

Your daily schedule is a busy one, therefore I will keep my comments short and to the point. It is my opinion that your support of the proposed zoning change and development at 10th and Van Dorn is important.

This is already too busy of an arterial to establish a park. Safety for our children is the major factor when parks are developed. Expanding on safety for children, parks and bike paths are magnets for individuals that wish to pray on children.

Additionally, I have been viewing several parks in Lincoln. They are not well kept or used. I direct your attention to the park at 56th and A Street. I have never witnessed children or that matter adults using that park. I have noticed recently that this park is not well kept. So, why add more expense and obligation to the City of Lincoln which means more tax dollars to Lincoln taxpayers.

Vote for the 10th & Van Dorn development.



"Chaves, Christi"
<CChaves@stez.org>
06/01/2006 06:35 PM

To council@lincoln.ne.gov
cc
bcc
Subject Proposed Development at 9th and Van Dorn

I am writing in support of the new project proposed at 9th and Van Dorn to be developed by B & J Partnership. First, I believe this particular development will vastly improve this intersection and will be a welcome relief from the depressed image that this area currently projects. It seems to me that this will also draw business back closer to this area of town as opposed to the developments further south.

As to the developer, B & J Partnership, it is my experience that they are an excellent corporate citizen of our city. Their developments, especially the Goodwill Building on 17th Street, Coddington Shopping Center, and the Star Complex downtown are excellent examples of blending updated services with the integrity of the neighborhood.

Thank you for consideration of this matter and I hope you will vote favorably for this project.

Christi Chaves RN, MA
Director - Wound Center, Endoscopy, and Diabetes Center
St. Elizabeth Regional Medical Center
402.219.8772 phone
402.219.8771 fax

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"Herink, Richard"
<rherink@fnni.com>
06/01/2006 07:13 PM

To council@lincoln.ne.gov
cc
bcc
Subject

City Council Members:

I am writing to express my support for the beautification and commercial enhancement that B & J Partnership has proposed to 10th and Van Dorn. The zoning request has the support of the Lincoln Planning Dept. and of the Planning Commission.

B & J Partnership has a long history in Lincoln of improving properties and working with properties that have long been neglected. The awards and recognition they have received speak for themselves. Projects such as the Goodwill Building on South 17th St., the H.P. Lau Building in Haymarket, the Star Complex and the Magee Building in downtown Lincoln, and new development such as the Coddington Shopping Center all attest to the credibility to anything B & J undertakes.

Please support the efforts of B & J Partnership in this development project which is very positive for this property and this part of Lincoln.

Thank-you,
Richard L. Herink



"John White"
<JohnWhite@alltel.net>
06/01/2006 07:33 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject Proposed Development at 10th and Van Dorn

To Members of the City Council:

I am writing in support of the proposed rezoning of the entire site to B-1 for the proposed development at 10th and Van Dorn, which, as I understand, has the unanimous endorsement of the Planning Commission. I am aware of a number of projects successfully completed by B & J Partnership, several of which have received Community Improvement Awards.

Examples of the B & J Partnership work, which speak very well for the quality of the proposed improvement at 10th and Van Dorn, include the especially outstanding work on the Magee building, the H. P. Lau Building, the Goodwill Building, the Star Complex, and the 700 Van Dorn Development, among others.

I urge your approval of the rezoning to B-1 Commercial of the site at 10th and Van Dorn.

Thank you for your attention.

John W. White, Jr.



"Janet Labenz"
<jlabenz@labenz.com>
06/01/2006 08:40 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject 10th & Van Dorn development

To the City Council:

I am writing in support of the proposed Speedway development project at 10th & Van Dorn Streets. I have worked with the Smith family for a number of years and have been very impressed with their professionalism and commitment to the City of Lincoln.

Their projects at 700 Van Dorn, the HP Lau Building and the Goodwill Building on South 17th are all excellent examples of the value they have added to our city.

I encourage you to support their proposal for the development of 10th & Van Dorn Streets and create a welcoming, attractive southwest entrance to Lincoln.

Thank you for your consideration.

Jan Labenz

CPA

Janet M. Labenz

Labenz & Associates LLC

4535 Normal Blvd., Suite #195

Lincoln NE 68506

Phone 402-437-8383

Fax 402-437-8399

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"George Hancock"
<ghancock@naifmarealty.com
>

06/02/2006 08:46 AM

To <council@lincoln.ne.gov>

cc

bcc

Subject: 10th and Van Dorn zoning.

I don't believe that the NW corner of 10th and Van Dorn is a very logical location for residential development and that the existing commercial zoning should be expanded. I live near 24th and Van Dorn and use this intersection regularly and would definitely patronize businesses located there. George Hancock.



"Ronald J. Wachter"
<rwachter@bryanlgh.org>
06/02/2006 09:21 AM

To council@lincoln.ne.gov
cc
bcc
Subject Proposed Development at 10th & Van Dorn

Gentlemen/Ladies:

I urge your support for the proposed development at 10th & Van Dorn. This area has been an eyesore for a long time. The conceptional plans submitted by Speedway demonstrate its commitment to beautification and commercial enhancement.

Speedway has made significant investments in our community such as the Magee Building, Coddington Shopping Center, Star Complex, Goodwill Building, H.P. Lau Building and the 700 Van Dorn Development. Let's add the project at 10th & Van Dorn to its list of successes.

Ron Wachter

--

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"Jim Lamphere"
<jim.lamphere@capitol-title.com>

06/02/2006 09:37 AM

To <council@lincoln.ne.gov>

cc

bcc

Subject 9th & Van Dorn

Ladies and Gentlemen: This message is in support of the proposed development by B & J Partnership, Ltd. at 9th & Van Dorn. The proposal will substantially enhance the entrance to Southwest Lincoln by substantially upgrading the empty lot that currently is at the site. B & J Partnership has been involved in a number of developments that have enhanced the city including improvements to the North 27th Street Corridor and the development at Coddington & A Streets. These are just two examples of substantial developments that have contributed to Lincoln's economic base and at the same time enhanced Lincoln aesthetically. I urge you to support the current proposal for 9th & Van Dorn.

James C. Lamphere

President

Capitol Title Company

3910 South Street

Lincoln, Nebraska 68506

Direct: 402-434-3711

Switchboard: 402-434-3737

Fax: 402-434-3746

jim.lamphere@capitol-title.com

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"Cox, Anna"
<Anna.Cox@bankofthewest.com>

06/02/2006 09:48 AM

To <council@lincoln.ne.gov>

cc

bcc

Subject: 10th & Van Dorn Development

Dear Council Members;

I would like it to be on record that I support the proposed beautification and development of commercial property, by B & J Partnership, at 10th & Van Dorn. I agree that by focusing on the appearance and turning this area into a commercial property, it will enhance this entrance into our city. The area currently looks run down and unattractive.

I am in favor of this project because I have seen the accomplishments B & J Partnerships have made at other sites in Lincoln. The renovation of the building at 7th & Van Dorn and the S 17th Street project are prime examples of some of their successes. By focusing on the store fronts and putting up a new building for Goodwill they have provided businesses with attractive and accommodating space and they have created a very welcoming and prosperous community on S 17th Street.

As a Lincoln resident I greatly appreciate B & J Partnerships continued efforts to enhance, develop and encourage improvement in our city.

Anna E Cox

Bank of the West

Branch Manager

2103 S 16th Street

Lincoln NE 68502

(402)473-0773



ds.black@att.net
06/02/2006 10:00 AM

To council@lincoln.ne.gov
cc
bcc
Subject 10th & Van Dorn development project

In my prior capacity as a banker in Lincoln for 17-years I became intimately familiar with the Smith Family's commercial developments in the city of Lincoln. Projects like the renovation of the former Back to the Bible building into the award winning Star Complex and the Coddington Shopping Complex have positively impacted the community. [By the way I was not involved in financing either of these properties.] With projects like the Star Complex, Lincoln has been able to retain valuable building stock that maintains a core character to the downtown. I believe it is infrastructure assets like these, and many more factors as well, that have led to the inclusion of Lincoln, Nebraska on multiple lists of top places to live in the United States compiled Forbes Magazine in recent years. The sense of community created in Lincoln with projects by the Smith Family and other developers in Lincoln was but one of the reasons my wife and I chose to make Lincoln our home again.

I would like to add my support to the proposed development of the property at 10th and Van Dorn. I believe the proposed project continues the positive development activity taking place on the western side of the city of Lincoln.

Daniel S. Black
6031 Rosebud Circle
Lincoln, Nebraska 68516

420-2388



"Muma, Len"
<len.muma@ITI.Fiserv.com>
06/02/2006 10:12 AM

To <council@lincoln.ne.gov>
cc
bcc
Subject 10th & Van Dorn

Dear City Council,

I would like to express my full support of the proposed development at 10th & Van Dorn. I work at Information Technology, Inc - ITI at 13th and Old Cheney and I have traveled from my home at 30th and Woodsdale by this exact corner for 21 years on my way to work and to the airport. I am 100% in favor of this plan which will provide a greatly needed upgrade to the area.

Not only is this important to all the citizens of Lincoln who pass by this location, but it is also important for an image standpoint of first-time visitors to the area. For example Information Technology brings numerous clients to Lincoln and these visitors must pass this location to reach Information Technology, Inc from the downtown hotels. This project addresses the look of the area as well as provides opportunity for commerce which goes a long way to address Lincoln's true sense of community. This is the type of project that appeals to everyone near and far.

I fully support this development project and hope the City Council acts upon this opportunity and allows the project to be approved and implemented at this time. The proposed plan looks fantastic and with the experience behind the developers, it seems that this is a very appropriate proposal with only benefits to be had.

Sincerely,

Len Muma
Senior Sales Executive
Information Technology, Inc
Lincoln, NE 68512
402.421.4275

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- 9TH VAN DORN BEFORE AFTER MAY.23.06.pdf



- B & J Projects & Awards.doc

2703 South 9th through 2757 South 10

All WITHIN boundaries of proposed development



Proposed Development between 2703 South 9th through 2757 South 10

Would replace existing houses depicted above



B & J Partnership Community Improvement Projects & Recognition

Goodwill Building / So.17th St. Shops – 2000 Community Improvement Awards



This 9,600 square foot building was built new in 1999/2000. Previously a parking lot, this new building added life to the Near South Neighborhood. Goodwill relocated their store from South Street to this beautiful “old style” building. Speedway Properties was the only property owner to participate in the South 17th Street Shops rehabilitation plan. Speedway Properties put new facades on three buildings that are a part of the South 17th Street Shops.

H.P. Lau Building – 2000 Community Improvement Award



Located in the Historic Haymarket, the H.P. Lau Building was acquired in 1990 when the building was vacant. Originally built in 1904 by a grocery wholesaler, the building sat vacant for over 20 years prior to being redeveloped by B & J Partnership. The building was redesigned and completely renovated from an antiquated single tenant complex into Class-A multi-tenant office/retail building. Current tenants include Buzzard Billy's Restaurant, El Potrero Mexican Restaurant, and the Starlite Lounge.

Star Complex – 2000 PAL Award, 1997 Community Improvement Award



This 75,000 square foot Star Complex was acquired in 1996 when the four buildings were vacated by The Good News Broadcasting Company. The Star Complex was redesigned and completely renovated from an antiquated single tenant complex into Class-A multi-tenant office buildings. Current tenants include Merrill Lynch, The Lincoln Chamber of Commerce, Hawkins Construction, Intralot, Republic Parking, and the Horseman's Benevolent and Protective Association.

Magee Building – 1996 DLA Builder Award



The 30,000 square foot Magee Building had been 80% vacant for several years prior to our acquisition in 1995. Renovation required complete demolition of 50% of the interior, creation of a new street entrance, redesign of the skywalk, installation of all new electrical, plumbing, HVAC, and new office walls. Current tenants include Pearle Vision, Bergren Architects, Norm's Sandwich Shop, Youker Engineering, Dr. Meakin DDS, Salon Vibe, and MacPractice.

Coddington Shopping Center- Opened in 2001



The Coddington Shopping Center opened in 2001 at Coddington Ave and West A Street. The Center has been a welcomed addition to west Lincoln residents who previously had to travel much further for basic services. This project resulted from a cooperative effort between the neighborhood associations, the City of Lincoln, and B & J Partnership. Anchored by Russ's Supermarket, the center includes a variety of retail shops, quick serve restaurants, a car wash, and a bank.

700 Van Dorn Development- 2004 Community Improvement Award



This project involved the complete renovation of the former Standard Meat building and a substantial addition of attractive retail/office space along Van Dorn between 6th & 8th Streets. An attractive 22,000 sq ft flex building was also constructed at the rear of the site. Current tenants in this complex include the Nebraska Dept of Environmental Quality, Liberty Alliance Credit Union, and Premier Archery.



"Paul M. Conley"
<cp95144@alltel.net>
06/02/2006 10:21 AM

To <council@lincoln.ne.gov>
cc
bcc
Subject Support of development at 10 & Van Dorn

TO THE HONORABLE CITY COUNCIL OF LINCOLN:

Please consider this an unqualified recommendation for your approval of the request by B & J Partnership Ltd. for approval of development plans at the intersection of South Tenth Street and Van Dorn Street. At a time when the City of Lincoln looks to business development to maintain vibrancy and to increase sales tax revenue and real estate tax based upon valuation, it makes sense to me that this application should be approved. In light of the recommendation by the Planning Director and unanimous approval by the Planning Commission the objections of a few should not outweigh the "needs of the many". There will be nay-sayers among us for every proposed new project but based on the track record of B & J and the numerous awards given for their development projects it should be assumed that this project will be another shining star worthy of recognition. You can be responsible for that making this happen and kudos to you for nurturing business in our city. You will be proud of your decision.

I was born in Lincoln and have lived here all of my life. I attended local public schools and received my Bachelor's degree and law degree from the University of Nebraska. I am a practicing attorney and very proud of this city. I will be buried here. I have keenly watched business development in this City go from a five block strip paralleling O Street to major shopping centers in every part of town. The courage of City Council members such as yourselves made that happen. Please approve this request by B & J to develop the land at South Tenth Street and Van Dorn and both public and private accolades will come to you.

Thank you!

Paul M. Conley

Attorney at Law

910 L Street

Lincoln, NE 68508-2228

476-1111

cp95144@alltel.net



"Bill Richter"
<emoflooring@alltel.net>
06/02/2006 10:30 AM

To <council@lincoln.ne.gov>
cc
bcc
Subject

To the City Council

This visible corner is currently zoned B-1 and O-2 Commercial with R-2 Residential zoning also on the site. The Lincoln Planning Department supports rezoning the entire site to B-1 Commercial so as to provide safe ingress to commercial development with park like landscaping. Our application for rezoning was recommended by Lincoln's Planning Director and was approved by the Planning Commission on an 8 to 0 vote!

I support for the beautification and commercial enhancement proposed for the southwest entrance to Lincoln at 10th & Van Dorn Streets and (b) referencing the other good development and redevelopment work that we have done throughout our City.

William Richter
EMO Flooring - Owner
4815 S. 14th Street
Lincoln, NE 68512
402-420-2323 Office
402-423-2342 Cell



- winmail.dat



"Daniel Stogsdill"
<dstogsdill@clinewilliams.com
>
06/02/2006 11:12 AM

To <council@lincoln.ne.gov>
cc
bcc
Subject Beautification and Commercial Enhancement of 10th and
Van DornStreets

To Whom This Letter May Concern,

This letter is in support of the beautification and commercial enhancement of the southwest entrance to Lincoln at 10th and Van Dorn Streets as proposed by Speedway Properties.

I have worked on real estate projects with Speedway and B & J Partnership for over 25 years. They received Community Improvement awards in 1997, 2000 and 2004 for their outstanding redesign, renovation and development of the following properties: the Star Complex, a Class A multi-tenant office building, at the corner of 12th and "M" Streets (this site also received a PAL award in 2000); the H.P. Lau Building, a multi-tenant office building/retail site, in the Haymarket; the Goodwill Building/S. 17th Street Shops; the former Standard Meat Building; and attractive retail and office space along Van Dorn Street between 6th and 8th Streets.

I know that Speedway Properties/B & J Partnership will deliver their consistently excellent work in aesthetically developing the area around 10th and Van Dorn Streets. They will create a first-class project that Lincoln can proudly support and that will restore economic vitality to the area.

Please email me with any questions or for additional information. Thank you for the opportunity to comment on this exciting proposal.

Daniel Stogsdill
For the Firm

Cline, Williams, Wright, Johnson and Oldfather, L.L.P.
1900 US Bank Building
233 S. 13th Street
Lincoln, NE 68508
(402) 474-6900
dstogsdill@clinewilliams.com

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seth.weatherfield@usbank.com
06/02/2006 11:21 AM

To council@lincoln.ne.gov
cc
bcc
Subject 9th & Van Dorn

Council Members,

This letter is in regards to the proposed commercial development at 9th & Van Dorn. As branch manager of US Bank's branch at 10th & Hwy 2, I would like to offer my support to B & J Properties' proposed improvement to our neighborhood. In recent years, local businesses have made a commitment to the City of Lincoln and residents of Irvingdale neighborhood by updating and building new facilities. The success of our business in the area has shown the approval of our presence and growth in the Irvingdale neighborhood.

In reviewing B & J Properties' proposed business plan, many of the properties in the plot to be rehabilitated are condemned. These properties are not only a blot on the landscape of Irvingdale, they are generating minimal revenue for the city. In looking at the issue from a revenue producing standpoint, it only makes sense to move forward with the neighborhood rehabilitation project.

The City of Lincoln has been very proactive in improving areas of town considered blighted through the use of eminent domain. B & J Properties has had the long-term vision to make the financial investment in improving an entrance into our city. In the spirit of progress please pave the way for private investment to make improvements to our city.

Local businesses, US Bank specifically, give back to the community both through financial donation and volunteerism. I ask the City Council to recognize the impact of revenue dollars and goodwill efforts made by local business in Lincoln and welcome B & J Properties' proposal to strengthen the Irvingdale neighborhood and the city as a whole.

Respectfully,

Seth Weatherfield
Branch Manager
US Bank
10th & Hwy 2
(402) 421-1306
(402) 421-1335 fax

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=====



"Matt Harris"
<mharris@arborday.org>
06/02/2006 11:27 AM

To <council@lincoln.ne.gov>
cc
bcc
Subject 10th and Van Dorn proposed development

To whom it may concern:

It is my understanding that on June 5th the City Council will be reviewing a proposed development on the corner of 10th and Van Dorn. As with any new development, I am certain there will be hesitation by local residents due to the uncertainty that comes with change.

The current proposal has been recommended by the Planning Director and Planning Commission. It is an appropriate use for the space and B&J Partnership has demonstrated an ability to create positive developments that have contributed to the growth of Lincoln. The Coddington Shopping Center, Goodwill building on South 17th, and re-development of the former Standard Meat site are all good examples. My personal belief is that we should support development and developers who wish to add value to our community.

If the core of our community is going to prosper, we cannot continue to drive away re-development because we fear change. I hope that the Council will choose to proceed with this proposed development.

Sincerely,
Matt Harris

6202 Barbara Lane
Lincoln, NE 68512
(402) 423-7487



"Tony and Tami Rager"
<trager@neb.rr.com>
06/02/2006 11:37 AM

To <council@lincoln.ne.gov>
cc
bcc
Subject Support for the beautificaton and commercial enhancement
of the southwest entrance to Lincoln at 10th and Van
Dorn Streets

To Whom This Letter May Concern,

This letter is in support of the beautification and commercial enhancement of the southwest entrance to Lincoln at 10th and Van Dorn Streets as proposed by Speedway Properties.

I have worked with Speedway and B & J Partnership for over a decade. I know that they will deliver their consistently excellent work in aesthetically developing the area around 10th and Van Dorn Streets. They will create a first-class project that Lincoln can proudly support and that will restore economic vitality to the area.

Speedway Properties/B & J Partnership has received Community Improvement awards in 1997, 2000 and 2004 for their outstanding redesign, renovation and development of the Star Complex, a Class A multi-tenant office building, at the corner of 12th and "M" Streets (this site also received a PAL award in 2000); the H.P. Lau Building, a multi-tenant office building/retail site, in the Haymarket; the Goodwill Building/S. 17th Street Shops; the former Standard Meat Building; and attractive retail and office space along Van Dorn Street between 6th and 8th Streets.

As a former home owner in the West A neighborhood, I was delighted when B & J Partnership helped create the Coddington Shopping Center. Although I never did get to use these retail markets, I was glad for my former neighbors and very impressed with the style, design and landscaping of the property. I would without hesitation invite Speedway Properties/B & J Partnership to be involved in the development of a retail center in my new neighborhood in the Highlands.

Please contact me with any questions or for additional information. Thank you for the opportunity to comment on this exciting proposal.

Anthony M. Rager
Human Resource Facilitator

Cline, Williams, Wright, Johnson & Oldfather, LLP



"Alan Fosler"
<Alan.Fosler@ubt.com>
06/02/2006 12:20 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject 10th & Van Dorn Project

Dear Council Members;

I am aware that you are in the process of reviewing a proposed commercial development at 10th and Van Dorn streets as presented by B&J Partnership Limited, and wanted to advise you of our support for this project. We all know that this intersection is one of the more visible areas of the city. The traffic flow between Nebraska Highway #2 and the 9th and 10th streets connecting downtown are highly utilized. For years we all have seen the impact of that traffic volume as housing has deteriorated to the point where several homes in the immediate area are now condemned. The addition of a quality commercial development would create not only an improved site, but also a buffer for the remaining residential land owners. For years we have heard how several areas are seen as gateways to the city and are in need of improvements, the 10th & Van Dorn area is certainly one that is in need and should be done.

The Smith family and B&J Partnership Limited have proven many times over to be strong supporters of the Lincoln community through their various real estate developments and business ventures. Their efforts have not only proven to benefit the business community, but also many individuals who may be employed by or indirectly impacted by their generous contributions. Our bank has had a long and very favorable relationship with the Smith family both personally and professionally. We support their continued efforts to build and improve properties in the Lincoln community. On behalf of the bank I would urge you to support this project as well, and to approve the zoning change requested and general building plans. Thank you for your consideration.

Respectfully,

Alan L. Fosler, Senior Vice President & Cashier

Union Bank and Trust Company
4732 Calvert Street, P.O. Box 82535
Lincoln, NE 68501-2535
Bank: (402) 323-1828 Direct: (402) 323-1272
Fax: (402) 323-1790 Cellular: (402) 499-5148
WWW.UBT.COM

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Shanna Cole
<shannalcole@yahoo.com>

06/02/2006 12:46 PM

To council@lincoln.ne.gov

cc

bcc

Subject 10th & Van Dorn

Dear Council Members:

It is my understanding that you will consider B&J Partnership's application for rezoning 10th & Van Dorn at the June 5 meeting. I am submitting this letter in support of that project.

As you know, B&J has been involved with several beautification/revitalization projects around the City. Their rejuvenation of the antiquated Star Complex and Lau Buildings has attracted new business to downtown Lincoln. The development of the Coddington Shopping Center brought a much-needed grocery store to the Southwest area. And, many of B&J's projects, including their development at 700 Van Dorn, have won the Community Improvement Award.

I am aware of the plans for the 10th & Van Dorn site and believe that they will bring a much-needed business to that site. In addition, the beautification project planned for that area will certainly make my daily drive to work more enjoyable.

The Planning Commission voted 8-0 to approve this project and I respectfully request that you do the same.

Sincerely,

Shanna Cole

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<http://mail.yahoo.com>



"John Dittman"
<John.Dittman@CornhuskerBank.com>

06/02/2006 01:00 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject 10th & Van Dorn Project

Dear Members of the Lincoln City Council:

I would like to ask for your support of the proposed development at 10th & Van Dorn Street as proposed by B & J Partnership. This upscale development will beautify and enhance the southwest entrance to Lincoln. It will also provide needed services to the thousands of people that pass through this intersection daily.

B & J Partnership has an excellent track record of successfully completing developments throughout our city. Their investment in the redevelopment of Lincoln is exemplary and without a peer among local builders and developers. I hope that you will favorably consider their request.

Sincerely,

John F. Dittman, President
Cornhusker Bank
1101 Cornhusker Highway
Lincoln, NE 68521
(402) 434-2236

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TSchle6632@aol.com
06/02/2006 02:36 PM

To council@lincoln.ne.gov
cc
bcc
Subject RE: 10th and Van Dorn Proposed Development

Dear City Council Members-

As you are surely aware, a local developer does not usually become involved in another local developer's project in a positive or negative manner as a general proposition. However, as a local developer, today I'm writing to ask you to consider your support for the proposed development at 10th and Van Dorn for a number of reasons. First, the subject developer has a track record of solid projects in both the development and redevelopment arenas in Lincoln. Second, the city needs to support business expansion and growth with the resulting availability of services to citizens in all sectors of our city. Next, the city's portion of sales tax revenue is a vital and important source of revenue to the city that must be expanded. Finally, with the over reliance on property taxes in our community, expanding the real estate tax paying base will help both homeowners and business owners in our community.

Thank you for your consideration and I hope you will support this type of positive expansion in our community.

Sincerely,

Tom Schleich



"David Buntain"
<dbuntain@clinewilliams.com
>

06/02/2006 02:50 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject: Development at 10th & Van Dorn

Dear Council Members:

I am writing to urge you to approve for the commercial development which is being proposed by B & J Partnership at 10th & Van Dorn Streets.

I frequently travel the 9th/10th Street corridor to and from work and have been concerned about the deterioration of the properties around the corner of 10th & Van Dorn which was accelerated by the expansion of that intersection.

The proposed project makes eminent sense and would be a logical extension of the commercial area directly to the south on 10th Street. I am familiar with several of the other redevelopment projects which have been done by B & J, including the old Back to the Bible Building and the Magee's Building downtown and know that this will be a first-class project. Therefore, I encourage you to follow the recommendations of the Planning Department and Planning Commission and approve this project. David

David Buntain
Cline, Williams, Wright, Johnson and Oldfather, L.L.P.
1900 U. S. Bank Building
233 S. 13th Street
Lincoln, NE 68508
(402) 474-6900
dbuntain@clinewilliams.com

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"Bill Etmund"
<bill@haberfeld.net>
06/02/2006 03:00 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject support for Speedway development at 10th & Van Dorn

City Council members,

I'm writing to indicate my support of Speedway's proposed commercial development at 10th & Van Dorn Streets.

I have driven through this area most of my life and I am pleased to see the effort to beautify and unify the intersection. I have seen the conceptual drawings for the Speedway development, and I feel it will be a big improvement to the neighborhood. I am familiar with other projects that the Smith family has done in our community. We are lucky to have citizens like the Smiths who improve our community - especially when it concerns an area that has not received a lot of investment and attention.

Please support the proposed Speedway development at 10th & Van Dorn Streets,

Sincerely,

Bill Etmund,
office direct: 402-323-3790



"Swenson, Rebela"
<Rebela.Swenson@bankofthe
west.com>

06/02/2006 03:04 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject 10TH & VAN DORN PROPOSAL BY LINCOLN PLANNING
DEPARTMENT

I would just like to express my support for the commercial enhancement and beautification proposal set forth by LIBA (Lincoln Independent Business Association), supported by the Lincoln Planning Department and approved by the Planning Commission on an 8 to 0 vote, requiring the rezoning of the southwest entrance to the 10th & Van Dorn area to B-1 Commercial zoning. This would be a very nice addition to the city and transformation from the current condition, with at least 3 condemned personal properties on the site. LIBA has championed several other redevelopment projects for our city, for it's betterment, and this would be no exception.

Rebela Swenson

7741 Ali Dr.

Lincoln, NE 68507



"Swenson, Rebela"
<Rebela.Swenson@bankofthe
west.com>

06/02/2006 03:10 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject FW: 10TH & VAN DORN PROPOSAL BY LINCOLN
PLANNING DEPARTMENT

My apologies.....I referenced LIBA as the organization who proposed this project and championing other redevelop projects. I stand corrected. It is, in fact, Speedway Properties.

-----Original Message-----

From: Swenson, Rebela

Sent: Friday, June 02, 2006 3:05 PM

To: 'council@lincoln.ne.gov'

Subject: 10TH & VAN DORN PROPOSAL BY LINCOLNPLANNING DEPARTMENT

I would just like to express my support for the commercial enhancement and beautification proposal set forth by LIBA (Lincoln Independent Business Association), supported by the Lincoln Planning Department and approved by the Planning Commission on an 8 to 0 vote, requiring the rezoning of the southwest entrance to the 10th & Van Dorn area to B-1 Commercial zoning. This would be a very nice addition to the city and transformation from the current condition, with at least 3 condemned personal properties on the site. LIBA has championed several other redevelopment projects for our city, for it's betterment, and this would be no exception.

Rebela Swenson

7741 Ali Dr.

Lincoln, NE 68507



"Robert L. Nefsky"
<rnefsky@remboltludtke.com
>

06/02/2006 03:07 PM

To <council@lincoln.ne.gov>

cc "Robert L. Nefsky" <rnefsky@remboltludtke.com>

bcc

Subject 10th and Van Dorn project

I am writing in support of the 10th and Van Dorn project proposed by B&J Partnership. This appears to be a good use of the subject property, which due to traffic and use patterns, would be better utilized with commercial development of the type proposed.

The Smith family has made a substantial long-term commitment to the betterment of Lincoln, both as a business owner and as a property owner.

The family will be here to see this project through to a successful conclusion. The City has demonstrable evidence of this, which should resolve any doubts in favor of the project.

Thank you.

Robert Nefsky



Deanna Eversoll
<deversoll1@neb.rr.com>
06/02/2006 08:07 PM

To: council@lincoln.ne.gov
cc
bcc
Subject: Support for Rezoning Action for 10th and Van Dorn

As a resident of Lincoln for over 50 years, I have always been proud to say I live in Lincoln, NE. For me, the spirit of the decision makers who built our spectacular State Capitol has always inspired me.

These citizen leaders did not give up on their dreams and the beautiful building and the landscape surrounding it has inspired visitors from all over the world. Our family and friends who have visited us throughout the years have repeatedly left our city with a positive viewpoint toward the generations that continue to think about what needs to be done to maintain and enhance Lincoln and help it live up to the reputation of its state capitol.

With this brief "reason why", I want to add my support for the development between 2703 South 9th through 2757 South 10th. Speedway's past projects clearly demonstrate that quality architectural designs and attention to details are trademarks that you can expect to be duplicated in this proposed project at 10th and Van Dorn.

Sincerely,

Deanna B. Eversoll PhD

Director of UNL Osher Lifelong Learning Institute

College of Education and Human Sciences

University of Nebraska-Lincoln

<http://manila.unl.edu/oli>



"Norman R Monroe"
<nmonroe@neb.rr.com>
06/02/2006 09:41 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject development 10th & Van Dorn

Dear Council Members,

I ask your support of the proposed development and 10th and Van Dorn. As the Lincoln Planning Department has supported rezoning as well as the application of B & J Enterprises I would suggest that this is an improvement for the area.

B & J Enterprises has demonstrated the good things they can do in Lincoln, as an example the Salvation Army building in the hay market area as well as other buildings they have rehabbed.

Again, please support this request to improve this corner in our city.

Cynthia E. and Norman R. Monroe
7817 Stonewall Court
Lincoln, NE 68506



BankDitt@aol.com
06/03/2006 09:24 AM

To council@LINCOLN.NE.GOV

cc

bcc

Subject Development by Speedway Motors at 9th and Van Dorn

You have been requested to change the zoning at the above location to provide adequate space for commercial development by Speedway Motors. I am sure that I cannot add to the long list of commercial developments that Speedway has already accomplished in Lincoln, Nebraska thereby enhancing the tax rolls. Their record speaks for itself. I think it assures that they would do a great job at this location also and enhance the corner north of the park with a well landscaped business development.

I have long been interested in this site. Its access from both the East and West would make it attractive as a business location. Though part of it is currently zoned Residential, the inclusion of that area and changed to B-1 would be beneficial to the entire neighborhood which seems to be in a period of renewal with younger families purchasing first homes. I hope that you will view this request favorably. I have no personal financial interest in Speedway Motors or any adjacent property.

Sincerely, Alice M. Dittman, 3901 S. 27th #44, Lincoln, NE 68502

June 3, 2006



"Jack Campbell"
<jcampbell@neb.rr.com>
06/03/2006 05:21 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject zoning request

IT IS MY UNDERSTANDING THAT A CONSIDERATION IS BEFORE THE COUNCIL FOR A DEVELOPMENT AT 10TH AND VAN DORN. PROPER COMMERCIAL DEVELOPMENT OF THE AREA WITH CONSIDERATION OF THE ENVIRONS WOULD BE AN IMPROVEMENT BOTH ECONOMICALLY AND ESTHETICLY. MUCH OF THE AREA NOW IS UNDER CONDEMNATION. B AND J HAVE THE ABILITY TO DO A PROPER DEVELOPMENT AND THE FINANCES AND EXPERIENCE TO DO IT PROPERLY. JACK CAMPBELL



"David Schmidt"
<dschmidt@concordemgmt.com>

06/04/2006 05:15 PM

To <council@lincoln.ne.gov>

cc <dkearns@speedwaymotors.com>

bcc

Subject: 10th and Van Dorn

Dear City Council Members, I'm in support of the change to B-1 zoning for the 10th and Van Dorn redevelopment. This site is in need of redevelopment and with the roads system adjacent to this in the process of a major rehaul it would seem to me that it is the highest and best use for that land to be utilized as business zoning. It is consistent with the general area in which this is located to be dotted with pockets of business zoning districts. This modification of the zoning code would not be out of character with that concept. Also of importance, as we have recently seen the corner of 48th and O St. go through a blighted study and redevelopment process, the corner at 10th and Van Dorn appears to fit the blighted designation much closer than 48th and O St. Let's give this area some chances for improvement as well. Sincerely,

David M. Schmidt

President

Concorde Management & Development, Inc,

1225 L Street

Suite 501

Lincoln, Nebraska 68508

david@concordemgmt.com

402-476-0086

402-476-3892 (FAX)



"Andy Neil"
<Aneil@neb.rr.com>
06/04/2006 09:16 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject Support for Van Dorn project

Dear Council Members:

I strongly support the proposed commercial project at 10th and Van Dorn. This project would not only improve this area aesthetically but would add much needed revenue to the coffers through increased property and sales tax dollars.

Andy Neil CPM, CCIM

Commercial Investment Properties

8020 "O" Street

Lincoln, NE68510

Direct: 402-436-3405

Mobile: 402-730-7265

Fax: 253-484-5586



janicedriesbach@netscape.net

06/04/2006 09:47 PM

To council@lincoln.ne.gov

cc

bcc

Subject 10th and Van Dorn project

Dear City Council Members,

I write in support of the B and J Partnership proposal for development at 10th and Van Dorn. The proposed project promises to enhance the attractiveness of a prominent intersection as well as to increase its commercial potential, both of which will accrue to the benefit of our city. As you are aware, B and J Partnership has a strong record of developing landmark buildings in our community, including many award-winning projects, among them the H. P. Lau, Goodwill and Magee Buildings. The accomplishments of the applicant and the unanimous approval of the Planning Commission recommend approval for this project.

Thank you for your consideration.

Sincerely,

Janice Driesbach

1820 South 41st Street

Lincoln, NE 68506

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Sepahpur@aol.com
06/05/2006 01:43 AM

To council@lincoln.ne.gov
cc
bcc
Subject Support 10th & Van Dorn Zoning

Dear Council

If I could imagine a public park or a quaint residential development on 10th & Van Dorn I would offer you a vision. The traffic load and speed on 9th & 10th will never allow for a good public space with a pedestrian bridge, nor for a residential complex. I never interfere in the matters of another's neighborhood, but in this case the neighborhood is visibly holding on to blight.

Clay Smith's investment in our town will continue to bring him before your council. Should Clay let us or the city down with this very visible development give him hell before your council next time you see him, I know I his friend and his other supporters will.

Clay has all the capability to get this project right and I trust he will not disappoint us. I cite 27th & Coddington, 17th & Washington, as well as his various renovations in the Haymarket as examples of Clay's excellent work.

I hope you will vote with Clay on this one and give him the opportunity to bring attractive change to this other gateway to our city. Otherwise, no change is our poor alternative in to the future.

Thank you,

Nader Sepahpur



"Monte Froehlich"
<monte@usproperty.biz>
06/05/2006 08:13 AM

To <council@lincoln.ne.gov>
cc
bcc
Subject Commercial Development on 10th and Van Dorn

Dear Council Members:

I would just like to encourage you to support the development efforts of Speedway Properties in their attempt to bring some additional commercial development to the area. Not surprisingly, I understand that neighborhood people are opposed to the development.

I also understand (by the conversations I've been hearing) that a lot of citizens are currently up in arms over property tax increases.

I would like to point out the cause and effect relationship between green space and high property taxes. In fact, in this situation, a park is right across the street! Here is an opportunity for the council to lead out and start pushing property taxes down by being pro-growth and pro-jobs.

Thank you for your consideration.

Monte Froehlich
US Property, President



"Hinkley, Lloyd"
<lhinkley@megacommercial.com>

06/01/2006 04:44 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject: 10th and Van Dorn

Councilpersons: I go through this intersection many times, until the truck traffic is removed from this location, adding to the confusion is just asking for people to get killed. Normally I am for development but in this case not until the beltway is completed. Lloyd Hinkley



David Miller
<nebraskainvestor@yahoo.com>

06/01/2006 10:45 PM

To: crissy@liba.org, council@lincoln.ne.gov

cc

bcc

Subject: 10th & Van Dorn

To: City Council
From: David Miller

I feel that the project at 10th and VanDorn that is currently proposed should NOT be approved. Lincoln currently has a high rate of vacancies in commercial property and adding more inventory to the city at this time does not make any sense.

You can look at what Speed Way Motors or B&J Partnership currently has on the market right now that is vacant and for rent.

If you continue to over build this will just cause existing properties to go down hill due to even more vacancies.

Thank you for your time

Talk to you soon,

David Miller
Success Enterprises LLC
(402) 430-5098

"Whether you think you can, or you think you can't, you're right"
Henry Ford



"Angie"
<ascheinost@neb.rr.com>
06/04/2006 05:57 PM

To <council@lincoln.ne.gov>
cc
bcc
Subject 10th & Van Dorn Project

To whom it may concern,

My name is Angela Scheinost, I own Subway Sandwiches at 3245 South 10th St. I am writing to you about the proposed 10th & Van Dorn project. I am absolutely 100% against this project. I know Bill and Joyce Smith aka B&J are very involved in making this city a better place, they own a lot of property ect... please don't let that influence you. I don't understand why they would pick that corner to put businesses in the first place but I am going to give you some reasons to vote not to. For one, B&J own the property at 10th and about Pioneers that they just built a whole new strip mall, and the only thing leased in that strip mall is Shogun. Why not put the Starbucks, and the Dry Cleaners there? It would be a perfect spot. There is also a vacant building right next to my Subway that Taco Inn vacated in Feb. again, why not there? Its a good location also. I think 10th & Van Dorn is a very poor choice to put businesses. There are way too many accidents there as it is. Traffic doesn't flow very good either. Every day I can see traffic backed up down HWY2. My next point is the Sandwich Shop that is supposedly going in there. First off let me tell you that my Subway is only about a quarter mile from 10th and Van Dorn. B&J contacted another Subway owner about putting a Subway at that corner. Are you kidding me? Of course they declined. I am not sure of the intentions there. I guess the almighty dollar. The other thing that worries me is that they would contact another sandwich chain to put at that corner. That along with the economy being down the last couple of years could have a tremendous impact on my business. I have owned my store since 98 and I work hands on 5-6 days a week. I have worked very hard to get to the point that I am at now, and I don't want to see that go down the drain. I ask you please vote no on this project. I am all for making Lincoln a better place, but it is a poor choice of location and a poor decision to try to put another Subway so close to me, which will never happen. Thanks. If you would like to discuss this with me further you can find me at Subway 421-9191

Angela Scheinost
Subway
3245 South 10th St.
Lincoln, Ne. 68502



Mary Roseberry-Brown
<mroseberrybrown@yahoo.com>

06/05/2006 08:56 AM

To council@ci.lincoln.ne.us

cc

bcc

Subject 10th & Van Dorn

1423 F Street
Lincoln, NE 68508
June 5, 2006

TO:
Lincoln City Council Members

Please vote "no" on the proposed business strip mall for the 10th and Van Dorn Area. The neighborhood has spoken. It does not want it. The traffic patterns would be disruptive as vehicles would be turning around in a residential area in order to get into the business area. Plus, the residential nature of the area would be destroyed. We should be working to preserve the quality of our older neighborhoods rather than destroy them.

Thank you. Mary Roseberry-Brown

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